

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 202: Residential Growth Sectors

BACKGROUND:

When the City of Fargo located along the Red River and the boundary of Minnesota, it started the process of limiting what might be considered its natural perimeter or rings of growth under normal circumstances. Following that, West Fargo was established and prospered to the west of Fargo. Still later North Dakota State University, with all of its land holdings, developed to the northwest. Finally, Hector Airport and the Fargo lagoons were established also to the north and northwest.

This development to the west and northwest leaves a couple of rather narrow slivers of land that are relatively free of conflicting land uses and are, barring the inclusion of future land use conflicts, conducive to good residential development. These areas consist of a very narrow sector to the north along the river, and a wider sector of approximately 45 degrees to the south and southwest.

POLICY STATEMENT:

The City of Fargo should develop a plan that defines sectors that are to be reserved for use as residential growth areas. All subsequent area plan decisions should be made in a manner that will maximize the amount of space allocated to residential and related uses and minimize the amount of space allocated to uses that conflict with and do not support good neighborhood structure.

CONCLUSION:

There is considerable space in and around the land to the north and northwest that is useable for City development in various ways but is currently less desirable or appropriate for use as a residential growth area. By reserving areas to the south and southwest for residential growth, the City will help assure the development of good neighborhoods and protect pre-existing subdivisions and incorporated communities from conflicting land use. Lastly, it will help guarantee that the City of Fargo will have a natural area to grow into for many years to come.