

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 203: Area Plan Standards

BACKGROUND:

One of the instruments used by the City of Fargo in the process of granting developers approval for proposed residential development projects is the Area Plan. Many of the land use conflicts that arise over time are relatively easy to recognize and possible to avoid if we were to make better and more aggressive use of this instrument. By reviewing and improving the standards established in the Area Plan guidelines, the City could go a long way towards assuring that residents get a quality living environment, plus the City gets quality development.

POLICY STATEMENT:

The City of Fargo should establish Area Plan standards that encourage and promote the development of residential areas with coherent and fully integrated neighborhood structures, where multiple dwelling areas and single family areas are in close proximity and with reasonable pedestrian access to an elementary school. Area Plan and Planned Unit Development permit approvals should consider and require and be consistent with minimum design standards for density, compatibility, street scape, scale and massing, spacing and open space, traffic and circulation, drainage, and landscaping be met.

CONCLUSION:

By applying Area Plan and Planned Unit Development standards that encourage and promote integrated neighborhood structures, the City should avoid most of the intrusions that do not serve and support good residential development. Uses that tend to dilute the desired student enrollment density, generate traffic in excess of those normally generated by residential uses, and are City wide, metropolitan or regional in scope and purpose must be identified and discouraged. Special consideration and incentives should be given to high quality mixed use development proposals that meet or exceed the plan standards. It should be recognized that an area plan is a general concept. It reflects the general goals of land use, land use relationships, and land use proportions. By the same token, an area plan should not be construed as a literal definition of zoning districts.