

FARGO PLANNING COMMISSION AGENDA  
Tuesday, September 1, 2015 at 4:00 P.M.

- A: Approve Order of Agenda.
- B: Minutes: Regular Meeting of August 4, 2015.
- C: Brown Bag Luncheon - Wednesday, September 16, 2015.
- D: Resolution of Appreciation for Terry Steen.
- E: Resolution of Appreciation for Jeff Morrau.
- F: Public Hearing Items:
1. Continued Hearing on an application requesting a Planned Unit Development Master Land Use Plan for a Commercial Development Land Use on the West Half of Lot 1, Block 7, **Harwood's Addition**. (Located at 701 University Drive North) (Stahl Architects) (dl): CONTINUED TO NOVEMBER 3, 2015
  - 2a. Continued Hearing on an application requesting a Zoning Change from LC, Limited Commercial and AG, Agricultural to SR-4, Single-Dwelling Residential of the proposed **Maple Valley Second Addition**. (Located at 3281 63rd Avenue South and 3019 64th Avenue South) (Advantage Realtors) (dl):
  - 2b. Continued Hearing on an application requesting a Plat of **Maple Valley Second Addition** (Major Subdivision) a vacation plat of certain easements, a replat of Lot 1, Block 8, Maple Valley Addition, and a plat of part of the West Quarter of Section 2, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 3281 63rd Avenue South and 3019 64th Avenue South) (Advantage Realtors) (dl):
  - 3a. Continued Hearing on an application requesting a Zoning Change from GO, General Office with a C-O, Conditional Overlay to GO, General Office with a modification of the C-O, Conditional Overlay of the proposed **Timber Creek Fifth Addition**. (Located at 5100, 5170, and 5180 Prosperity Way South) (PACES Lodging) (dl):
  - 3b. Continued Hearing on an application requesting a Plat of **Timber Creek Fifth Addition** (Minor Subdivision) a replat of Lots 23 and 24, Block 5, Timber Creek First Addition to the City of Fargo, Cass County, North Dakota. (Located at 5100, 5170, and 5180 Prosperity Way South) (PACES Lodging) (dl):

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4. Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to LI, Limited Industrial with a C-O, Conditional Overlay on all of **Commerce on I29 Addition**. (Located at 3800, 3801, 3900, 4000, 4100, and 4101 98th Avenue South; 9500, 9501, 9600, 9601, and 9700 39th Street South; 9505 42nd Street South) (PACES Lodging) (dl):
  5. Hearing on an application requesting a Conditional Use Permit to allow Group Living in an SR-3, Single-Dwelling Residential zoning district on Lot 20, **Subdivison of Lots 65, 66, 67, and 68, Ohmer's Subdivision**. (Located at 1350 12th Street North) (Steve and Rachelle Bill) (an):
  6. Hearing on an application requesting a Zoning Change from GC, General Commercial to LC, Limited Commercial on part of Lot 4 and all of Lot 5, Block 1, **Hinks Addition**. (Located at 4445 17th Avenue South; 1650, 1680, and 1690 45th Street South) (Jonathan Casper) (dl):
  7. Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay to LI, Limited Industrial with the extinguishment of the C-O, Conditional Overlay on part of Lot 13, **Hector's Subdivision**. (Located at 1801, 1809, 1811, 1817, 1833, and 1841 43rd Street North) (Eastland Investments) (an):
  8. Hearing on an application requesting a Conditional Use Permit to allow Residential Land Use within a LC, Limited Commercial zoning district on Lots 1-6, Block 1, **Urban Plains Rec Facility Addition**. (Located at 4920 and 4974 30th Avenue South; 4921, 4955, and 4973 32nd Avenue South; 3131 49th Street South) (Enclave Development, LLC) (an):
  9. Hearing on an application requesting a Conditional Use Permit to allow Industrial Service Land Use within a GC, General Commercial zoning district on Lot 4, Block 1, **Richard 3rd Subdivision**. (Located at 6219 53rd Avenue South) (Lowry Engineering) (dl):
  - 10a. Hearing on an application requesting a Zoning Change from AG, Agricultural to MR-3, Multi-Dwelling Residential of the proposed **South Ridge First Addition**. (Located at 1990 and 2270 64th Avenue South) (PACES Lodging) (jn): CONTINUED TO OCTOBER 6, 2015
  - 10b. Hearing on an application requesting a Plat of **South Ridge First Addition** (Major Subdivision) an unplatted portion of the Northwest Quarter, Section 12, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 1990 and 2270 64th Avenue South) (PACES Lodging) (jn): CONTINUED TO OCTOBER 6, 2015
- G: Other Items:
1. Review and Adopt Rules of Internal Procedure and Operations of the City of Fargo Planning Commission: CONTINUED TO OCTOBER 6, 2015
  2. Consideration of 2<sup>nd</sup> Ave North / Roberts Street Tax Increment Financing Plan (TIF)
  3. Consideration of 4<sup>th</sup> Ave North / Broadway Tax Increment Financing Plan (TIF)

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