



West Fargo Planning and Zoning Meeting
West Fargo City Hall Commission Chambers
800 4th Ave E, West Fargo, 58078
Tuesday, February 14, 2023 5:30 PM

1. Call to Order
2. Approval of Minutes – January 10, 2023
3. Public Hearing – A23-4 Sandhills 6th Addition, a Replat and Rezoning from A: Agricultural to LI: Light Industrial and P: Public Facilities of Auditor's Lot 3 and a Replat of all of Block 2, Lots 6-16 of Block 3, Lots 2-7 and 10-22 of Block 4, Lots 10 and 13 of Block 8, Lots 3-10 and 13-22 of Block 9, all of Blocks 10 and 11, all in Meadow Brook Park Subdivision; a Vacation Plat of part of Gress Avenue, all of Second Avenue North, part of First Avenue North, all of Northern Pacific Avenue and part of Park Boulevard all in Meadow Brook Park Subdivision, all in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota - Ocho Indy, LLC
4. Public Hearing – A23-5 – Dakota Territory 14th Addition , PUD Amendment for Multiple Dwellings at 1018 17th St E (Lot 1, Block 1 of Dakota Territory 14th Addition), City of West Fargo, North Dakota – Mission Homes
5. Public Hearing – A23-6 Zoning Ordinance Amendment to Title IV of the City Ordinances (zoning regulations) pertaining to daycare uses
6. Site Plan Review – C: Light Commercial Site Plan Review at 2630 Sheyenne Street (Lot 3, Block 1, Eaglewood Second Addition), City of West Fargo, North Dakota – Two Rivers Veterinary Hospital
7. Update on the Planning Needs Assessment Action Plan
8. Non-Agenda Items
 - The March and April Planning and Zoning Commission meetings have been rescheduled due to calendar conflicts. The dates selected are March 7, 2023 and April 10, 2023 at 5:30pm.
9. Adjournment



*Aaron Nelson, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager*

West Fargo Planning & Zoning Commission
Tuesday, January 10, 2023 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Eric Dodds, Mike Thorstad, Aleyna Leibfried, Lana Rakow

Members Absent: David Gust, Brady Woodard

Others Present: Aaron Nelson, Lisa Sankey, Sarah Wear, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Planning and Zoning elections for Chair and Vice-Chair. Commissioner Thorstad nominated Joe Kolb for Chair. Commissioner Leibfried seconded. No opposition. Motion carried. Commissioner Thorstad nominated Eric Dodds for Vice Chair. Commissioner Leibfried seconded. No opposition. Motion carried.

Commissioner Dodds moved and Commissioner Leibfried seconded to approve the December 13, 2022 meeting minutes as distributed. No opposition, Motion carried.

Continued to the February 14, 2023 Meeting - Commissioner Kolb opened a Public Hearing - A23-4 Sandhills 6th Addition, a Replat and Rezoning from A: Agricultural to LI: Light Industrial and P: Public Facilities of Auditor's Lot 3 and a Replat of all of Block 2, Lots 6-16 of Block 3, Lots 2-7 and 10-22 of Block 4, Lots 10 and 13 of Block 8, Lots 3-10 and 13-22 of Block 9, all of Blocks 10 and 11, all in Meadow Brook Park Subdivision; a Vacation Plat of part of Gress Avenue, all of Second Avenue North, part of First Avenue North, all of Northern Pacific Avenue and part of Park Boulevard all in Meadow Brook Park Subdivision, all in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota - Ocho Indy.

One member of the public expressed concern about the special assessments and will return to comment on February 14th.

The Public Hearing was closed. This agenda item will continue at the February 14, 2023 meeting.

Brooks Harbor 1st Addition Right-Of-Way Access. Commissioner Dodds moved and Commissioner Leibfried seconded to forward their recommendation of the 26th Avenue West access option and no Sheyenne Street access to City Commission. No opposition, Motion carried.



Commissioner Kolb opened a Public Hearing - A23-1 North Pond at the Preserve 16th Addition, a replat and rezoning from C-OP: Commercial Office Park to R-3: Multiple Dwellings of Lot 2, Block 1 of North Pond at the Preserve 6th Addition (2500 6th Street East), City of West Fargo, North Dakota – Beyond Shelter.

Christopher Miller from Beyond Shelter was available for questions.

There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Leibfried moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-2 Conditional Use Permit for temporary concrete crushing facility and stockpiling of concrete and asphalt located at 2351 8th Avenue NW (Lot 2, Block 1 of West Fargo 12th Addition), City of West Fargo, North Dakota – Dakota Fence/Gowan.

Curt Horner, Operations Manager from Gowan Construction, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Rakow seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-3 Saucke Subdivision, a replat of Lots 10-15, Block 1 of Quam's Subdivision and all of vacated Short Street, Cass County, North Dakota and Conditional Use Permit for a private non-commercial recreational building on proposed Lot 2, Block 1 of Saucke Subdivision, Cass County, North Dakota.

Ben Saucke, applicant, was available for questions.

Mark Mcallister, Reed Township Chairman, had concerns about access to the property.

Steve Kraft, of 1907 Ann Street, was curious of building materials that will be used on the building. He wanted to know what he will be looking at since his property is to the north.

Harriet Smedshammer of 1602 Hyde Street, questioned if there would be sewer and water available on the property and if there would be living quarters.

Matthew Heinzen of 1935 Ann Street, wanted to know if he would still have access to the property within reason. He opposed the building and believes the building would have some commercial activity.

Planning and Zoning Commission meetings are published on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/1202/Agendas-Minutes>

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.515.5370. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at <https://www.westfargond.gov/1202/Agendas-Minutes>



The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

There were non agenda items.

- Aaron Nelson mentioned there will be an invite to a brownbag meeting regarding the Planning Needs Assessment Action Plan.
- Malachi Petersen accepted a consulting position and will be leaving at the end of the month.

Commissioner Dodds and Commissioner Leibfried seconded to adjourn. No opposition. Meeting adjourned.

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STAFF REPORT

A23-4 SUBDIVISION AND REZONING	
Sandhills 6 th Addition	
Property in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota	
Owner/Applicant: Ocho Indy, LLC/Tim Gleason, Enclave Development	Staff Contact: Aaron Nelson
Planning & Zoning Commission Public Hearing:	2-14-2023 (continued from 01-10-2023)
City Commission Public Hearing & 1 st Reading:	
2 nd Reading and Final Plat Approval:	

PURPOSE:

Plat/replat and rezone property for future industrial development.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	A: Agricultural
Zoning Overlay District(s):	CO-I: Interstate Corridor Overlay District
Proposed Zoning District(s):	LI: Light Industrial; P: Public Facilities
Proposed Lot size(s) or range:	1.4 – 11.2 Acres
Total area size:	47.47 Acres
Adjacent Zoning Districts:	North – A: Agricultural; LI: Light Industrial South – Interstate 94; A: Agricultural East – A: Agricultural; LI: Light Industrial West – A: Agricultural; LI: Light Industrial (Sheyenne Diversion)
Adjacent street(s):	26 th Street NW – Future Arterial; 4 th Ave NW – Local
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None
Land Dedication Requirements:	5% dedication required or fee-in-lieu

DISCUSSION AND OBSERVATIONS:

- The majority of the subject property was originally platted by the County as part of Meadow Brook Park Subdivision in 1953, prior to incorporation into the City of West Fargo in 2004. However, very little of the original rural residential subdivision was ever actually developed.
- The applicant has acquired multiple lots and properties within the Meadow Brook Park Subdivision, as well as adjacent unplatted property, and is now looking to consolidate and reconfigure the property for industrial development.
- The proposed subdivision includes the platting of unplatted property, replatting of existing lots, vacation of existing right-of-way, dedication of new right-of-way, renaming of streets, and the reconfiguration of an existing City-owned stormwater pond.
- The plat also includes consideration for a potential future interchange connection at 26th Street and Interstate 94, which was identified as a potential transportation project within the Northwest Metro Transpiration Study in 2020.

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Lots & Zoning

- Blocks 1 & 2 are proposed to be rezoned to P (Public Facilities) to accommodate reconfigured and enlarged regional public stormwater ponds.
- Block 3 is proposed to be rezoned to LI (Light Industrial) to accommodate future industrial development.
- Lot 10, Block 3 is proposed to be acquired by the City for purposes of right-of-way preservation for a potential future interchange reconfiguration and connection of 26th Street.
- Lots 4, 5, 8, & 9, Block 3 do not abut public right-of-way and are proposed to access City services via a 50-foot Access & Utility Easement, connecting to 3rd Avenue NW.

Right-of-Way

- The existing 2nd Avenue NW will be renamed as 3rd Avenue NW to be consistent with the alignment of 3rd Avenue NW as it exists east of 26th Street NW.
- The proposed development includes the vacation of much of the original 1950's street right-of-way, where infrastructure was never constructed.
- The plat includes the public dedication of additional right-of-way for proposed infrastructure to service the development, including:
 - New right-of-way for 30th Street NW,
 - Widening of 3rd Avenue NW, and
 - Widening of Park Boulevard.

Public Land Dedication & Conceptual Interchange Options

- The City's subdivision ordinance requires a 5% public dedication for industrial developments.
- The Park District has indicated no need for land within the subject property and requests payment in-lieu of land dedication.
- However, City staff has identified the need for right-of-way preservation for potential interchange reconfiguration and connection of 26th Street to I-94. To this end, the Engineering Department worked with a consultant to analyze a few different conceptual interchange designs in order to determine the likely area needed for preservation. Staff's recommendation is for the City to acquire Lot 10, Block 3 through a combination of public dedication and City funds. If, in the future, it is determined that this land is no longer needed, the City could sell the land for private development at that time.

Stormwater

- To accommodate development stormwater runoff, the applicant is proposing an expansion to the existing public stormwater pond.
- The existing pond is also proposed to be reconfigured due to the additional right-of-way needed to accommodate 3rd Avenue NW.

Subdivision Variance

- The City's subdivision ordinance allows for deviation from typical subdivision standards at the time of platting through approval of a "subdivision variance."
- Due to the existing conditions and unique nature of the proposed redevelopment, there are several aspects of the proposed subdivision that deviate from typical standards and that are proposed to be approved as part of this subdivision:

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- o An additional 44 feet of right-of-way width is being dedicated for 3rd Ave NW, in order for the street to swing to the north and align with the existing 3rd Ave NW on the east side of 26th Street NW.
- o Some of the existing right-of-way is proposed to remain substandard in width (50' existing) as there is no intention of constructing streets at these locations (1st Ave NW, Northern Pacific Avenue, Gress Avenue). Additionally, 1st Avenue NW and NP Ave NW will be dead-ended without a cul-de-sac turnaround, which is typically required when a vacation results in the dead-ending of right-of-way.
- o A remnant portion of 2nd Avenue NW exists between Lot 1, Block 3 and 30th Street NW. Staff has encouraged the applicant to work with the adjacent property owner to vacate this remnant portion of right-of-way as well. This remnant portion of right-of-way is outside of the bounds of the proposed plat.

NOTICES:

Sent to:	Legal notices published in the Forum and notices sent to applicable agencies and departments. Notification letters mailed to owners of property within 150 feet.
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Comments Received in relation to revised preliminary plat:

- Staff has received two calls and one email regarding the proposal, all from neighboring property owners:
 - o One had no concerns and was also interested in rezoning their property to LI,
 - o one is a 20-year resident of the area who does not wish to see industrial development and who had concerns regarding special assessments (past and future), and
 - o one who wanted more information.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- Conceptually, the proposed development is consistent with City plans and ordinances. However, of particular note is the potential lack of connectivity for this area and adjacent future growth areas. While the West Fargo 2.0 Comprehensive Plan emphasizes the importance of a connected street and transportation system, this area is bounded by the Sheyenne Diversion channel and the interstate highway, which present significant barriers to accessing the development from the north, west, or south.
- The proposed zoning is consistent with existing industrial zoning in the area, as well as past City land use plans that designated this area for future industrial development. While there are a few existing homes within the area, uses permitted in the LI (Limited Industrial) district (such as light manufacturing, wholesale distribution, warehousing, contractor shops, and the like) are relatively free from objectionable nuisances, which typically require a Conditional Use Permit or are restricted to the M (Heavy Industrial) district.
- The Northwest Metro Transportation Plan, Completed by MetroCOG in 2020, examined future transportation needs for the future growth area north and west of the subject property. In order to improve north/south connectivity and to relieve anticipated congestion on existing network connections, this plan studied the potential extension of 26th Street NW to the south, including associated interchange at I-94/Main Ave and bridge across the Sheyenne Diversion channel. While there would be significant costs to such an extension of 26th St NW, there would also be great

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benefits to providing improved street network function and improved access to the City's future growth areas, north and south of the subject property.

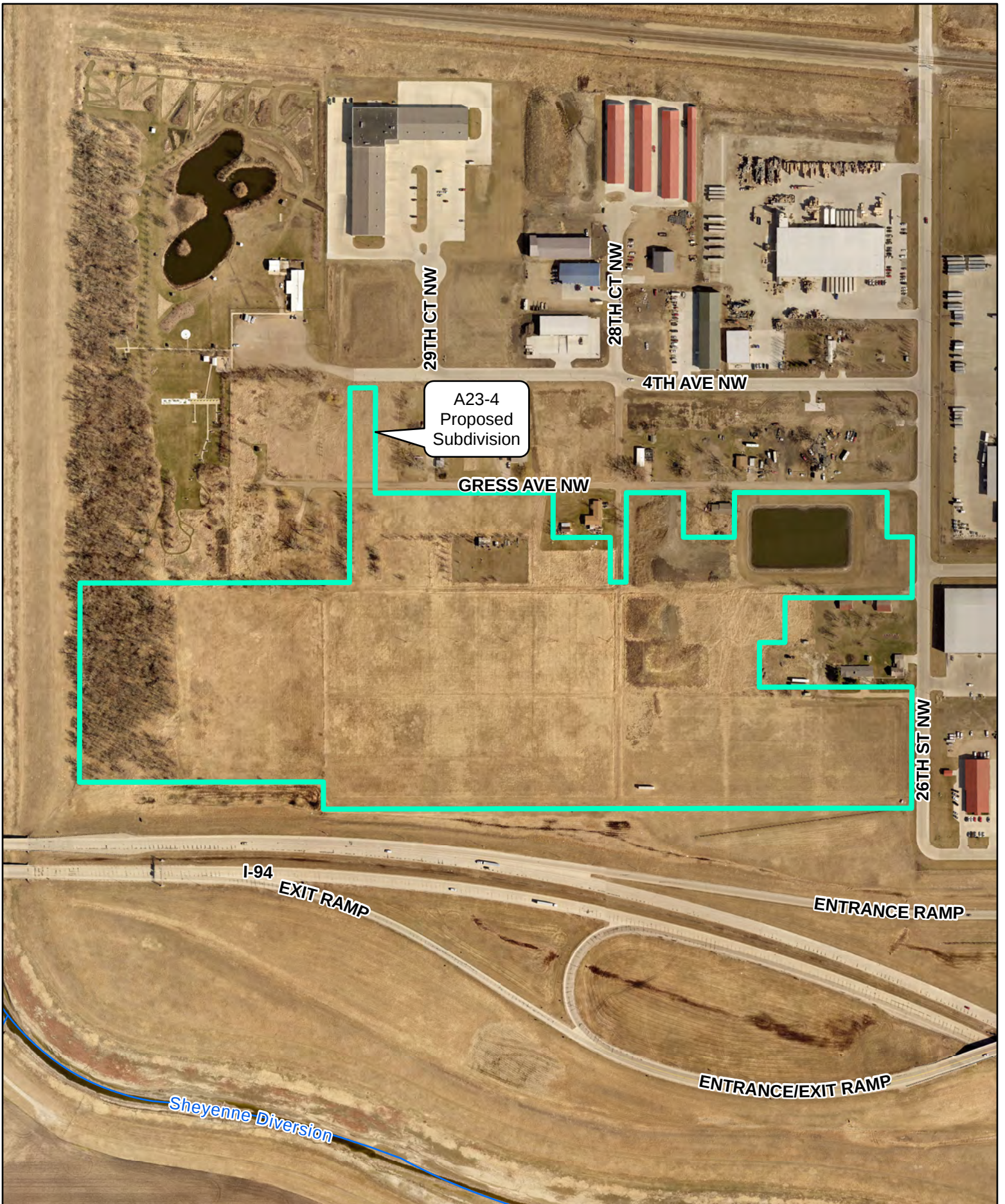
RECOMMENDATION:

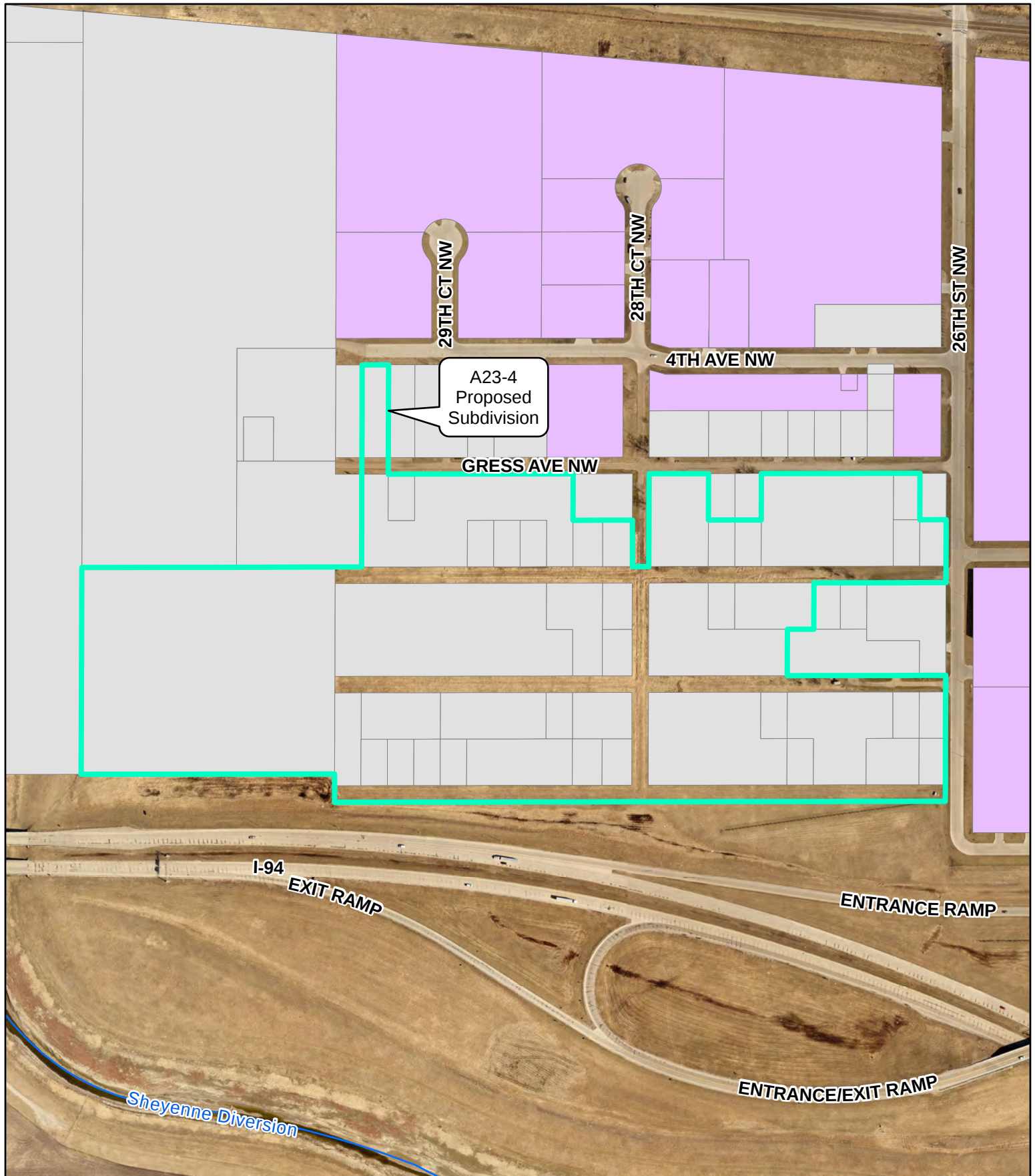
It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. The applicant continues to work with staff as to the details of the public land dedication and acquisition of Lot 10, Block 3, and that a signed Public Dedication Agreement and Subdivision Development Agreement are submitted, outlining such details.

Attachments:

- Aerial map
- Zoning map
- Preliminary Plat
- Applicant's project narrative
- Proposed Zoning Exhibit
- Right-of-Way & Public Land Exhibit
- Excerpt from the Northwest Metro Transportation Plan regarding the 26th St NW interchange
- Public Comment







West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

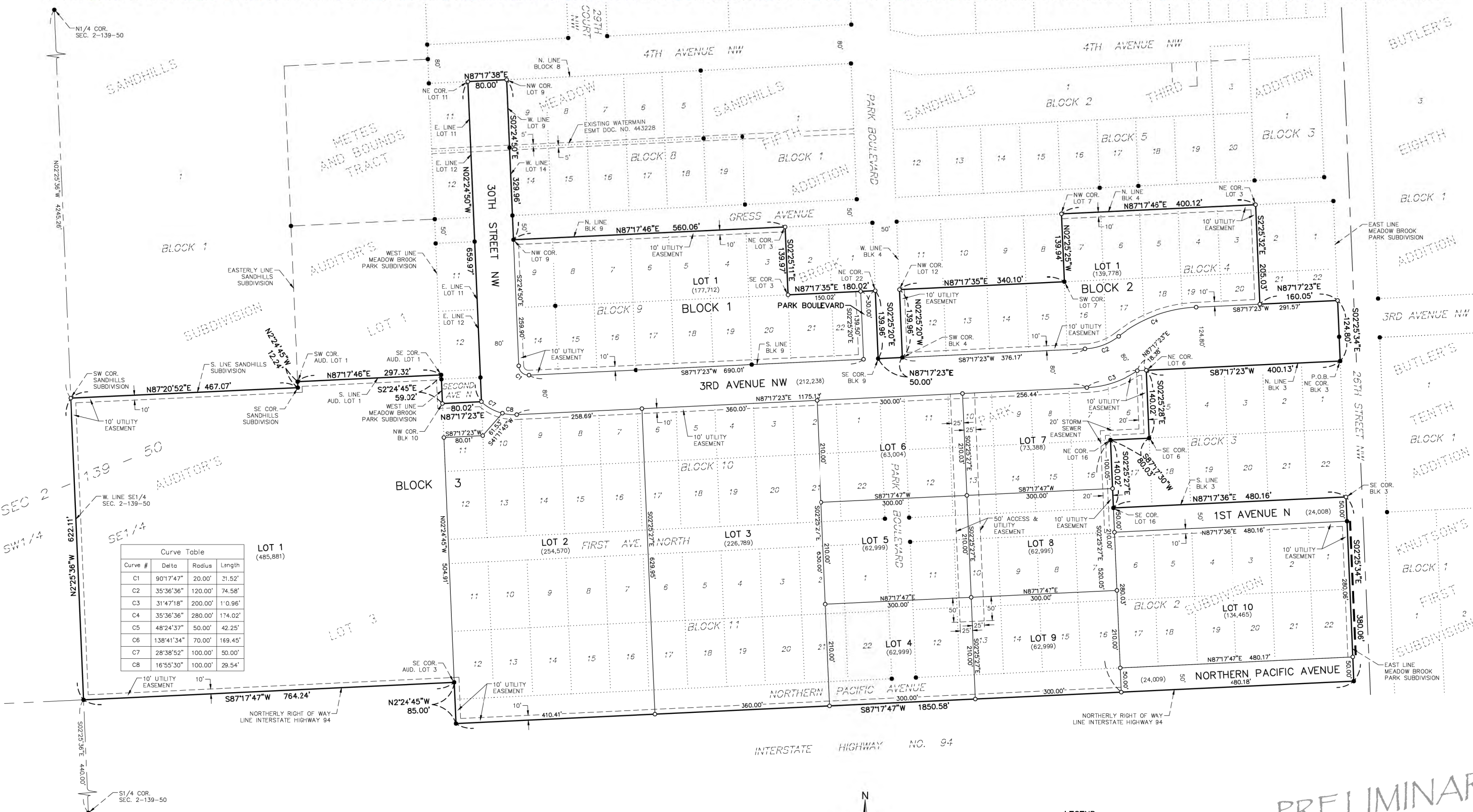
- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential



0 250 500
US Feet

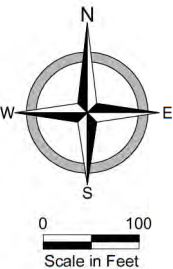
PLAT OF SANDHILLS SIXTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 3-7, 12-20 AND PART OF LOTS 21 AND 22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, PART OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA



NOTES:
1. ALL DEDICATED ROADS IN THE PLAT OF MEADOW BROOK PARK SUBDIVISION WHICH FALL WITHIN THE BOUNDARY OF THIS PLAT ARE TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT.
2. THE TOTAL AREA OF DEDICATED ROADS IS 260,255 SQUARE FEET OR 5.97 ACRES.

BASIS OF BEARINGS:
THE NORTH LINE OF BLOCK 3, MEADOW BROOK PARK SUBDIVISION HAS AN ASSUMED BEARING OF S87°17'23"W.



- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - P.O.B. (62,999)
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - ... EXISTING LOT LINE
 - - - QUARTER SECTION LINE
 - - - EXISTING TRACT LINE
 - ACCESS CONTROL

moore engineering, inc. SHEET 1 OF 2
PROJ. NO. 22467

PRELIMINARY

PLAT OF SANDHILLS SIXTH ADDITION

TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 3-7, 12-20 AND PART OF LOTS 21 AND 22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, PART OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA

CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "SANDHILLS SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 2-7 AND 10-22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11, ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, ALL OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA AND THAT PART OF MEADOW BROOK PARK SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3, SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 87 DEGREES 17 MINUTES 23 SECONDS WEST ON AN ASSUMED BEARING ALONG THE NORTH LINE OF SAID BLOCK 3 FOR A DISTANCE OF 400.13 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 17 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 6 FOR A DISTANCE OF 80.03 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 16 FOR A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH 87 DEGREES 17 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 3 FOR A DISTANCE OF 480.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 02 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOW BROOK SUBDIVISION FOR A DISTANCE OF 380.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 94; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1850.58 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 85.00 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 47 SECONDS WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 764.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 02 DEGREES 25 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 622.11 FEET TO THE SOUTHWEST CORNER OF SANDHILLS SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID SANDHILLS SUBDIVISION FOR A DISTANCE OF 467.07 FEET TO THE SOUTHEAST CORNER OF SAID SANDHILLS SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 45 SECONDS WEST ALONG THE EASTERLY LINE OF SAID SANDHILLS SUBDIVISION FOR A DISTANCE OF 12.24 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S LOT NO. 1 OF THE SOUTHEAST QUARTER OF SAID SECTION 2, ACCORDING TO DOCUMENT NO. 572567, RECORDED NOVEMBER 19, 1980, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID AUDITOR'S LOT NO. 1 FOR A DISTANCE OF 297.32 FEET TO THE SOUTHEAST CORNER OF SAID AUDITOR'S LOT NO. 1, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 02 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 59.02 FEET TO THE NORTHWEST CORNER OF BLOCK 10, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 10 FOR A DISTANCE OF 80.02 FEET TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12, BLOCK 9 SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 24 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12 AND THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOT 11 SAID BLOCK 9 AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF LOTS 11 AND 12, BLOCK 8, SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 659.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 8; THENCE NORTH 87 DEGREES 17 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 8 FOR A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 8; THENCE SOUTH 02 DEGREES 24 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 AND ALONG THE WEST LINE OF LOT 14, SAID BLOCK 8 AND THE SOUTHERLY EXTENSION THEREOF FOR A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 9; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 9 FOR A DISTANCE OF 560.06 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 9; THENCE SOUTH 02 DEGREES 25 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 139.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 87 DEGREES 17 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF LOTS 21 AND 22, SAID BLOCK 9, FOR A DISTANCE OF 180.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 02 DEGREES 25 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 22 FOR A DISTANCE OF 139.96 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 9; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 9 FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, SAID MEADOW BROOK PARK SUBDIVISION; THENCE NORTH 02 DEGREES 25 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF 139.96 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID BLOCK 4; THENCE NORTH 87 DEGREES 17 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF LOTS 12 THROUGH 15, SAID BLOCK 4 FOR A DISTANCE OF 340.10 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID BLOCK 4; THENCE NORTH 02 DEGREES 25 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 139.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 87 DEGREES 17 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 4 FOR A DISTANCE OF 400.12 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 4; THENCE SOUTH 02 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE EAST LINE OF LOT 20, SAID BLOCK 4 FOR A DISTANCE OF 205.03 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 160.05 FEET TO THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION; THENCE SOUTH 02 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID MEADOW BROOK PARK SUBDIVISION FOR A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 47.47 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

JOSEPH F. KOLB, CHAIRMAN

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SANDHILLS SIXTH ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF AUDITOR'S LOT 3 AND A REPLAT OF ALL OF BLOCK 2, LOTS 6-16 OF BLOCK 3, LOTS 2-7 AND 10-22 OF BLOCK 4, LOTS 10 AND 13 OF BLOCK 8, LOTS 3-10 AND 13-22 OF BLOCK 9, ALL OF BLOCKS 10 AND 11 ALL IN MEADOW BROOK PARK SUBDIVISION; A VACATION PLAT OF PART OF GRESS AVENUE, PART OF SECOND AVENUE NORTH, PART OF FIRST AVENUE NORTH, ALL OF NORTHERN PACIFIC AVENUE AND PART OF PARK BOULEVARD ALL IN MEADOW BROOK PARK SUBDIVISION, ALL IN THE SE1/4 OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA, THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, STORM SEWER EASEMENTS, ACCESS EASEMENTS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: ALL EXCEPT LOT 1, BLOCK 2:
OCHO INDY, LLC

NAME: _____
TITLE: _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE NAME OF OCHO INDY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: LOT 1, BLOCK 2: CITY OF WEST FARGO

BERNIE L. DARDIS, PRESIDENT OF
THE WEST FARGO CITY COMMISSION

TINA FISK, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 2023.

JOHN T. SHOCKLEY, CITY ATTORNEY

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ATTORNEY.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

DANIEL R. HANSON, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL R. HANSON, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE CITY ENGINEER.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



925 10th Avenue East
Suite 1
West Fargo, ND 58078
P: 701.282.4692
F: 701.282.4530



February 9, 2023

Mr. Aaron Nelson, Planning Director
City of West Fargo
800 4th Ave E, Suite 1
West Fargo, ND 58078

RE: Project Narrative
Sandhills 6th Addition
West Fargo, ND

Dear Mr. Nelson,

Introduction:

On behalf of Tim Gleason and Ocho Indy, LLC (i.e. Applicant), we are pleased to submit the Sandhills 6th Addition plat application. Below is a narrative discussing the proposed plat, unique components related to the plat application, and other related topics related to the platting of this new subdivision.

Plat Area Background and Proposed Use:

The proposed plat boundary includes most of the remaining land area south of Gress Avenue in the Sandhills Area of West Fargo, located in the northwest portion of the community. The proposed Sandhills 6th Addition (i.e. Property) plat will replat multiple lots and blocks of the existing Meadow Brook Park Subdivision into (12) large parcels with newly dedicated public right-of-ways establishing a roadway connection for the future subdivision. In addition to the Property being replatted, the Applicant is requesting the Property be rezoned from the current zoning designation of "Agricultural" to a mixture of "Light Industrial" and "Public" parcels. The (2) parcels on the north side of the future 3rd Avenue Northwest are proposed to be zoned "Public" and be utilized as future regional retention ponds. The (10) parcels on the south side of the further 3rd Avenue Northwest are proposed to be zoned "Light Industrial". The proposed use and future businesses that will utilize these parcels will likely be larger manufacturing, industrial, or commercial distribution focused businesses.

Land Dedication - General:

The public land dedication for the proposed plat includes a combination of dedication from the Applicant, a proposed "land swap", an existing public land dedication credit, right-of-way vacation, proposed City purchase of property, and proposed right-of-way preservation.

Applicant Dedication:

The Applicant is proposing to dedicate the necessary right-of-ways to establish the new 30th Street Northwest and 3rd Avenue Northwest right-of-ways per the City Standard with for industrial areas of 80' throughout the Property. The Applicant is also proposing to dedicate additional right-of-way on the west side of the existing Park Boulevard to create the City Standard 80' right-of-way width.

All other surrounding parcels directly adjacent to the Property maintain access to existing right-of-ways and will be able to access the new, established right-of-ways via the City roadway system.

Land Swap:

The parcel encompassing the regional storm water retention pond located on Meadow Brook Park Subdivision Block 4 and constructed during the Dist. 1301 - Sandhills 3rd public improvement project is currently owned by the City of West Fargo. With the proposed right-of-way alignment of the future 3rd Avenue Northwest, this

pond will be reconfigured and a portion of the pond is proposed to become right-of-way for the future roadway. With the future Sandhills 6th Addition public improvement project, there will be a need for additional regional storm water retention and this retention will be achieved by expanding and reconfiguring the existing pond to the west of the existing pond, further into the Applicant's property. Thus, it is proposed that the City and Applicant complete an even "land swap" at a 1:1 ratio to acquire the necessary land area for the pond expansion and reconfiguration. The land area that will be acquired by the Applicant will become a right-of-way dedication.

Public Land Dedication:

Per the City of West Fargo subdivision ordinance, there is to be a public land dedication requirement for new subdivision plats. This public land dedication is to be 5% of the total proposed platted area and must be accompanied by a letter from the West Fargo Park District stating the preferred intended use of this land dedication. During the Sandhills 3rd platting process there was an excess land dedication of ~54,442 SF. The approximate required amount of land dedication for the proposed Sandhills 6th Addition plat is ~105,742 SF, thus, a net amount of ~51,300 SF is still required. This is proposed to be achieved with a future dedication of property in the southwest corner of the Property near 26th Street Northwest with the intended use to be for a future interstate interchange at a factored ratio totaling the necessary required square footage. The preservation of a portion of land in this particular corner of the Property is to be discussed further with the City to finalize an agreed upon dedication and potential City purchase for future right-of-way preservation needs.

Right-of-Way Vacation:

It is proposed with this plat that there will be right-of-way vacation of multiple existing corridors. These corridors are illustrated throughout multiple exhibits included with the plat application.

City Land Purchase:

In addition to aforementioned potential City purchase of land for the future interstate interchange, it is proposed that the City purchase the entirety of the future regional storm water retention pond areas. This area includes the (2) parcels on the north side of the future 3rd Avenue Northwest.

Subdivision Ordinance Variance:

The Applicant is requesting a subdivision ordinance variance at the intersection of the future 3rd Avenue and 26th Street Northwest. This variance request is to expand the right-of-way from the City Standard of 80' in industrial areas to an expanded ~125' for approximately 500' of the easterly portion of 3rd Avenue Northwest. This variance request would allow the future roadway to be lined up with the existing 3rd Avenue Northwest roadway on the east side of 26th Street Northwest and it would allow the existing Second Avenue North right-of-way to not be vacated. Vacation of right-of-way involves coordination with all adjacent property owners of the respective right-of-way and due to the Applicant only owning the property on the north side of the existing right-of-way, the Applicant is willing to dedicate additional right-of-way to avoid additional coordination efforts. Access to the existing residential structures located within Block 3 of Meadow Brook Park Subdivision will be maintained.

Additionally, due to the anticipated right-of-way preservation land purchase by the City of the proposed Lot 10, Block 3 Sandhills 6th Addition, the Applicant is requesting a subdivision ordinance to keep the existing 1st Avenue North right-of-way width at the existing 50' width versus providing additional dedication of right-of-way to make the corridor the City Standard of 80'. This variance is being requested because the residential structures and parcels directly adjacent to this corridor either have access to the expanded right-of-way on the north side of their property or the due to the 50' right-of-way being sufficient to allow access. Furthermore, the Applicant has no intent of developing or petitioning for public improvements in the existing right-of-way due to the anticipated right-of-way preservation land purchase by the City.

Lots 4-9, Block 3 Sandhills 6th Addition Intention:

The intent is for these parcels to share a private access and utility easement centered on the easterly property lines of Lots 4-6 and the westerly property lines of Lots 7-9. This easement will be 50' in width and be the corridor for sanitary sewer, water main, storm sewer, and a common access drive necessary to service each parcel. Each lot will have the ability to connect to the private infrastructure as necessary through this common

easement. Outside of the right-of-way and the public improvement project limits, the infrastructure will be privately installed, owned, and maintained. This will be a private agreement among the parcels that require infrastructure access from this easement. The Applicant is intending to coordinate this easement agreement privately.

Closing:

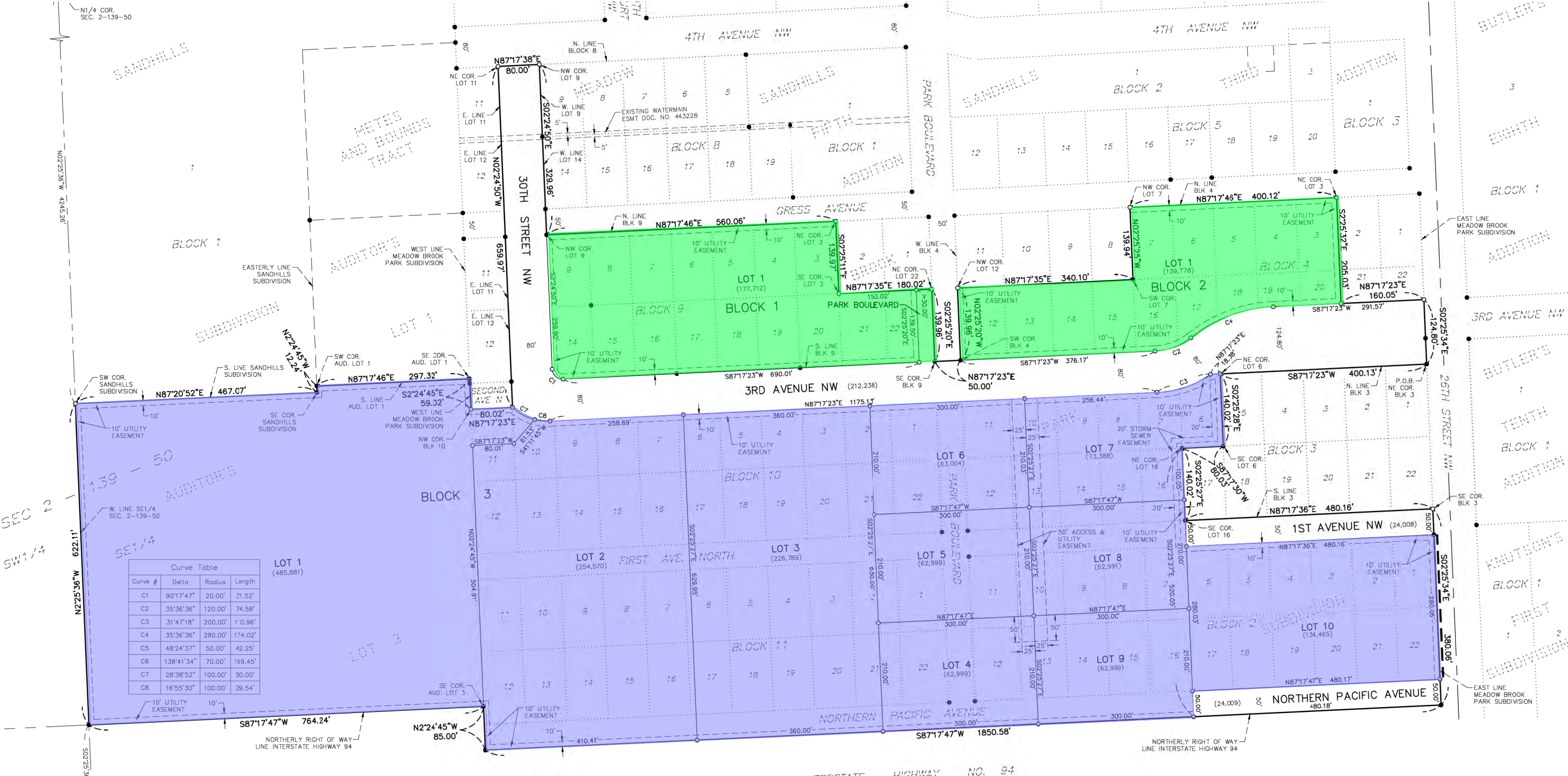
In summary, the goal is to plat a large area of the Sandhills Area of West Fargo into Sandhills 6th Addition to create appropriately zoned parcels to promote future development in the industrial part of the community. This platting process will be followed by a public improvement project which will help to install the necessary public infrastructure to service the newly platted parcels.

Sincerely,

A handwritten signature in blue ink, appearing to read "mprochniak", is written over a faint, light blue circular stamp.

Matt Prochniak, PE
Project Manager

PLAT OF SANDHILLS SIXTH ADDITION
PROPOSED ZONING EXHIBIT

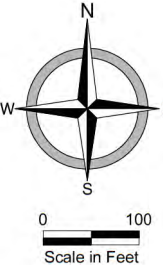


LEGEND:

- LI: Light Industrial
P: Public

NOTES:
1. ALL DEDICATED ROADS IN THE PLAT OF MEADOW BROOK PARK SUBDIVISION WHICH FALL WITHIN THE BOUNDARY OF THIS PLAT ARE TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT.
2. THE TOTAL AREA OF DEDICATED ROADS IS 260,255 SQUARE FEET OR 5.97 ACRES.

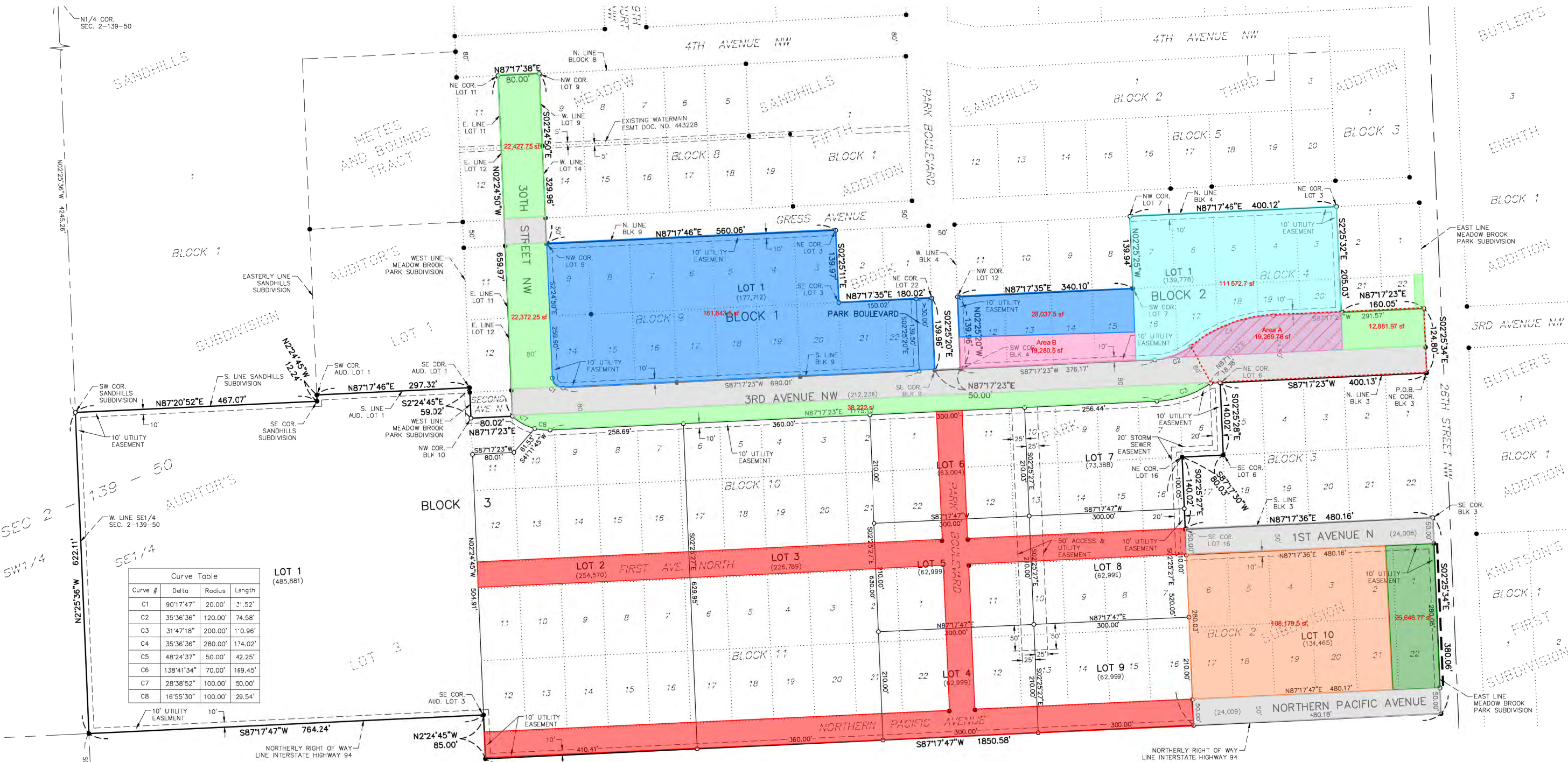
BASIS OF BEARINGS:
THE NORTH LINE OF BLOCK 3, MEADOW BROOK PARK SUBDIVISION HAS AN ASSUMED BEARING OF S87°17'23"W.



- LEGEND
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - POINT OF BEGINNING
 - LOT AREA IN SQUARE FEET
 - ACCESS CONTROL
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING LOT LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT LINE

PRELIMINARY

PLAT OF SANDHILLS SIXTH ADDITION
PROPOSED DEDICATION EXHIBIT



Curve Table

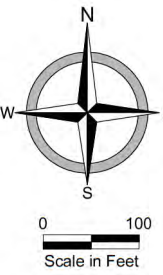
Curve #	Delta	Radius	Length
C1	90°17'47"	20.00'	31.52'
C2	35°36'36"	120.00'	74.58'
C3	31°47'18"	200.00'	110.96'
C4	35°36'36"	280.00'	174.02'
C5	48°24'37"	50.00'	42.25'
C6	138°41'34"	70.00'	169.45'
C7	28°38'52"	100.00'	50.00'
C8	16°55'30"	100.00'	29.54'

LOT 1
(485,881)

LEGEND:

- Proposed New City Property - Purchase (Retention Pond Expansion)
- Existing City Property (Retention Pond)
- "Land Swap" Property
 - Area A = Existing City Property (Retention Pond)
 - Area B = Proposed New City Property (Land Swap)
- Subdivision Variance Location

- Proposed Right-of-Way Vacation
- Proposed New Right-of-Way Dedication
- Existing Right-of-Way (within SH6th Plat)
- 26th St. NW Interchange Dedication Alternative
- Proposed New City Property - Purchase (26th St. NW Interchange)
- Proposed New City Property - Dedication Requirement (26th St. NW Interchange)



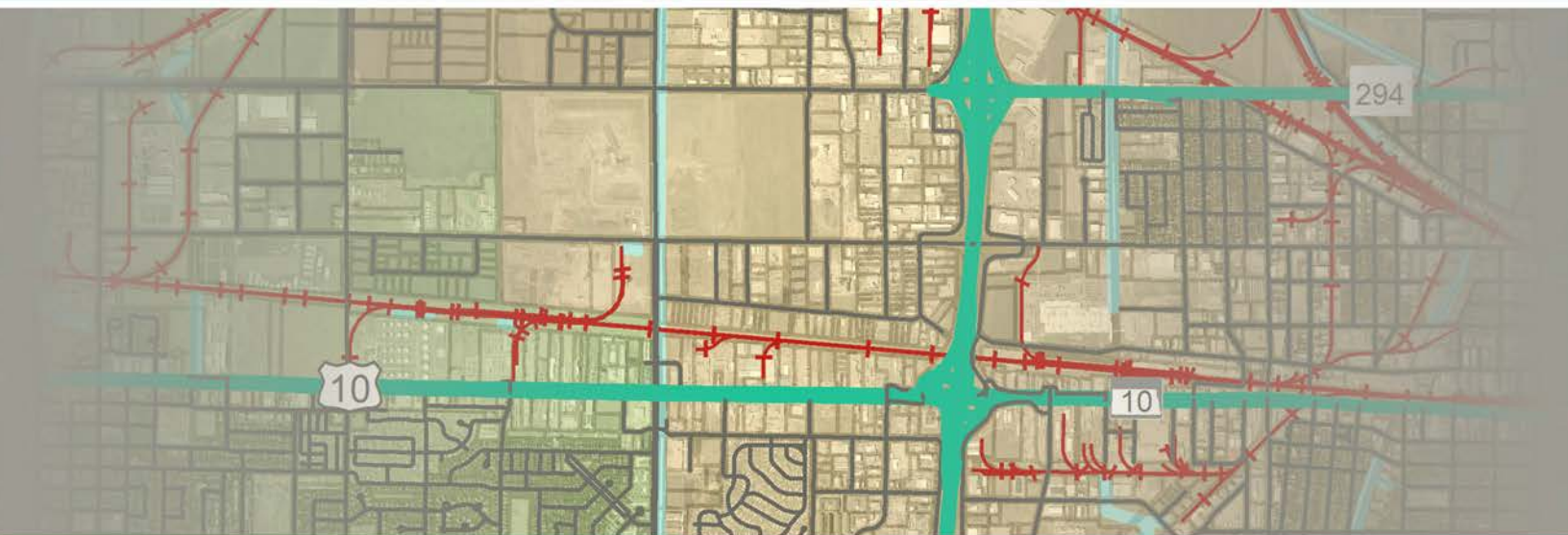
- LEGEND
- IRON MONUMENT FOUND SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6571
 - P.O.B. (62,999)
 - LOT AREA IN SQUARE FEET
 - ACCESS CONTROL
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING LOT LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT LINE

PRELIMINARY

Chapter 4

Transportation

Improvements Assessment



METROCOG
FM REGIONAL TRANSPORTATION PLANNING ORGANIZATION

*Northwest Metro
Transportation Plan*

INTRODUCTION

After establishing the baseline transportation network for the Northwest Metro, a series of scenario analyses were completed to understand the potential impacts to roadway needs. For this study, the scenarios fell into one of the following categories.

- **Traffic Scenario** – An assessment of how different traffic patterns, land uses and growth assumptions can affect the travel demand and overall needs of an area or study area. An example of a traffic scenario includes changes to mode split or increasing development intensity.
- **Infrastructure Scenario** – An assessment of a specific piece of infrastructure that is or is not included in the network. An example of an infrastructure scenario is a new bridge across a river or diversion channel.
- **Focus Area Scenario** – An assessment of a focus area in greater detail to assess various improvement scenarios that could be viable in the area. An example of a focus area scenario includes a corridor evaluating cross-sections and traffic control.

Different modeling tools (travel demand model, roadway investment model, and the traffic operations model) were used for different scenarios. This allows the analysis to use the best tools that will most comprehensively assess the changes in each scenario.

Scenario Identification

Based on the Transportation Network Assessment, the Study Review Committee identified and prioritized the scenarios to be considered. In total, 14 separate alternatives were reviewed, assessed, and prioritized. The alternatives that were determined to be the most critical to the success of the subarea were studied further. They are summarized below:

- **Southwest Gateway** – This scenario evaluated potential solutions to improve connectivity to the southwest portion of the subarea to support growth and improve transportation efficiency. The lack of convenient connectivity to I-94 from the southern half of the subarea shifts traffic to the Raymond Interchange, County Road 15, and I-29 which overburdens existing east-west corridors.
- **East-West Connection** – The proposed transportation network presented in previous chapters resulted in a two-mile gap in east-west connectivity between 19th Avenue and County Road 20, which created major capacity needs on 19th Avenue. There is nowhere in the metro area with this same connectivity gap. This scenario is designed to provide better east-west mobility by improving 32nd Avenue and creating access to I-29.
- **Modal Split** – Currently the travel demand model does not account for trip generation other than vehicles. In the metro area, nine percent of traffic currently does not commute using single occupancy vehicle, with substantially greater percentages in more densely populated parts of the community such as downtown. The subarea is projected to be densely populated. Additionally, traffic patterns are currently evolving to emphasize pedestrian and bicycle trips and work from home arrangements. As such, this scenario looks at traffic patterns with modal split incorporated.
- **County Road 20 Focus Area** – County Road 20 was identified as a corridor of importance in the subarea because of its short-term growth potential and regional connectivity. This scenario included more detailed analysis on this corridor to facilitate short and mid-term investments.

There were a variety of other alternatives that were not prioritized in this analysis. Of those discarded, the following were identified as a lesser priority, but should be considered as part of other more relevant efforts.

- **Northwest Connectivity** – A northwest reliever route that connects I-29 to I-94 around the northwest study area was determined to be a high priority to several key stakeholders. The alignment of this concept and benefits of this concept (i.e., Interstate) are primarily outside the study area and should be studied further as part of the planned Interstate Operations Report scheduled for 2021.

- **Connected and Automated Vehicles** – Connected and autonomous vehicles (CAV) have the potential to completely change regular driving patterns, corridor efficiency, and safety characteristics of the transportation system by interconnecting vehicles and infrastructure and making travel more productive. The majority of key stakeholders agreed that CAVs are expected to be at least 25 percent of the vehicle fleet by 2045. At this level, the overall impacts of CAV will be tempered by an inability of CAVs to connect and communicate with traditional vehicles. This concept should be studied at a regional level as part of an independent study or as part of the next Metropolitan Transportation Plan.
- **Routing Balancing** – Within the context of this study, routing balancing is the idea that local governments can manage growth to the level in which it is possible to shape traffic patterns. For example, in the 50 percent build scenario, 9th Street warrants additional capacity. However, 45th Street to the east and County Road 17 to the west have excess capacity. Meaning, if properly planned, these three parallel corridors could share the traffic burden and each operate effectively with three lanes of traffic. While this scenario has intriguing outcomes, the level of analysis required more detailed land use assumptions than what were currently available. Conditions should be continually monitored as utility expansion continues into the subarea and development requests occur.
- **Raymond Interchange (CR 15) Analysis** – The Raymond Interchange is projected to carry some of the highest traffic volumes in the region under the full build scenario, with nearly 40,000 vehicle trips per day. By comparison, this exceeds most traffic volumes in the metro area, excluding the interstate. While a more detailed analysis will be valuable at this location, there are many variables that should be resolved before analysis is completed. Specifically, the concepts in the southwest gateway concept, which will have significant impacts to the traffic volumes at this interchange, and the unknown growth potential south of the Raymond Interchange. As these variables are resolved, additional analysis should be completed, potentially as part of the upcoming Interstate Operations Study.

SOUTHWEST GATEWAY CONCEPT

The western portion of the study area is the most challenging area to develop due to several transportation barriers including a railroad line, the Sheyenne River Diversion, I-94, and heavy industrial development that historically required minimal connectivity to the north. The southwest portion of the study area also includes some of the most aggressive growth assumptions because it is not encumbered by existing industrial land uses and a railroad line. For this area to meet growth expectations, a number of existing barriers must be mitigated, which will require a sizable investment. This concept considered two variations to improving the transportation network in this portion of the study area.

- **Option 1** – Convert the existing 26th Street alignment to a north-south corridor that crosses the Sheyenne Diversion and railroad tracks and provides access to I-94. This would revise the configuration of the existing I-94 and Main Avenue interchange to include access to 26th Street and a viaduct to be constructed on 26th Street to create a grade-separated diversion and railroad crossing. This option is shown in **Figure 61**.
- **Option 2** – Includes all components of Option 1, with the addition of a second viaduct on the 14th Street alignment. This option is shown in **Figure 62**.

This concept was studied using the travel demand model to estimate regional traffic pattern changes and the roadway infrastructure model to estimate costs.

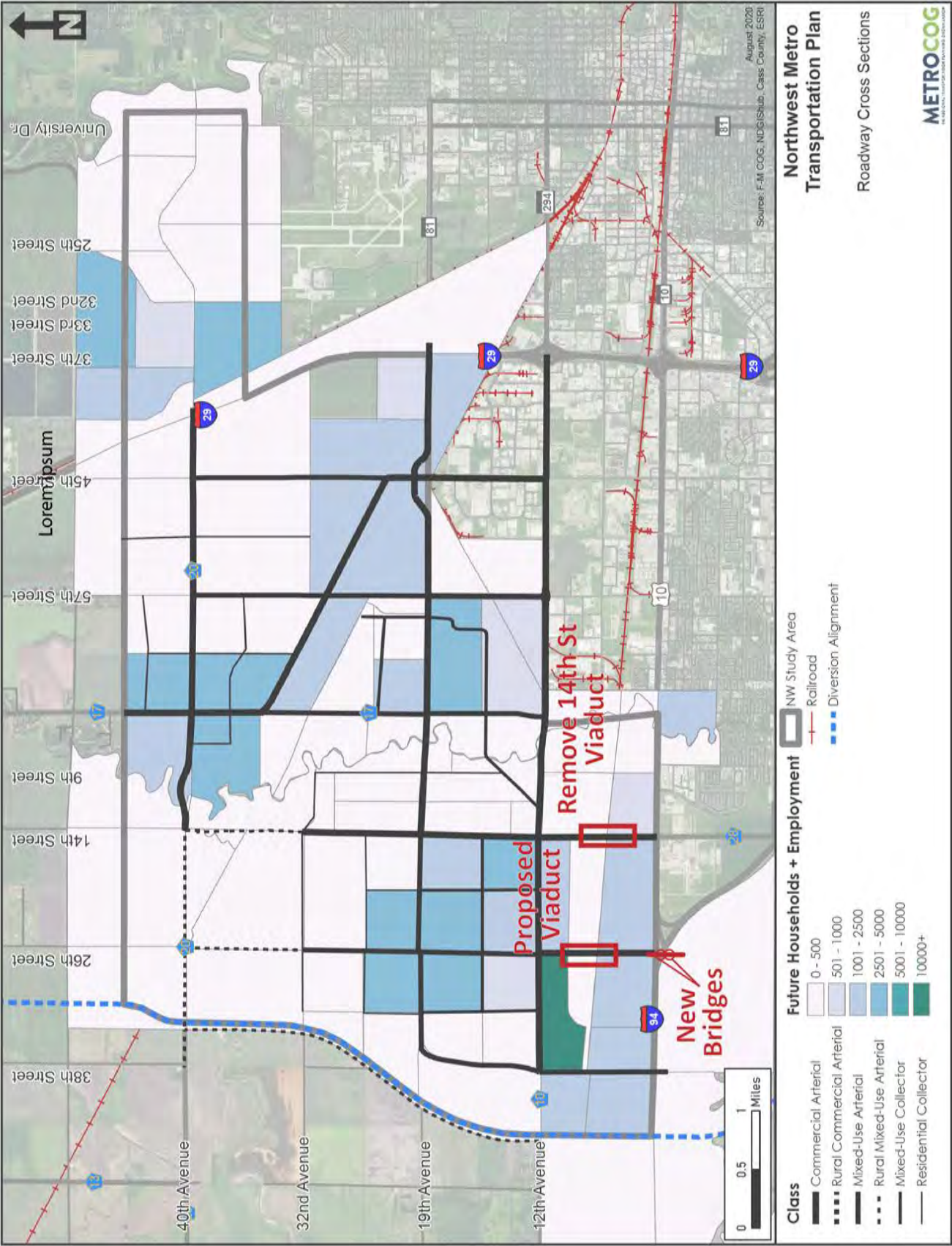


Figure 61 – Southwest Gateway Concept Option 1 Network Revisions

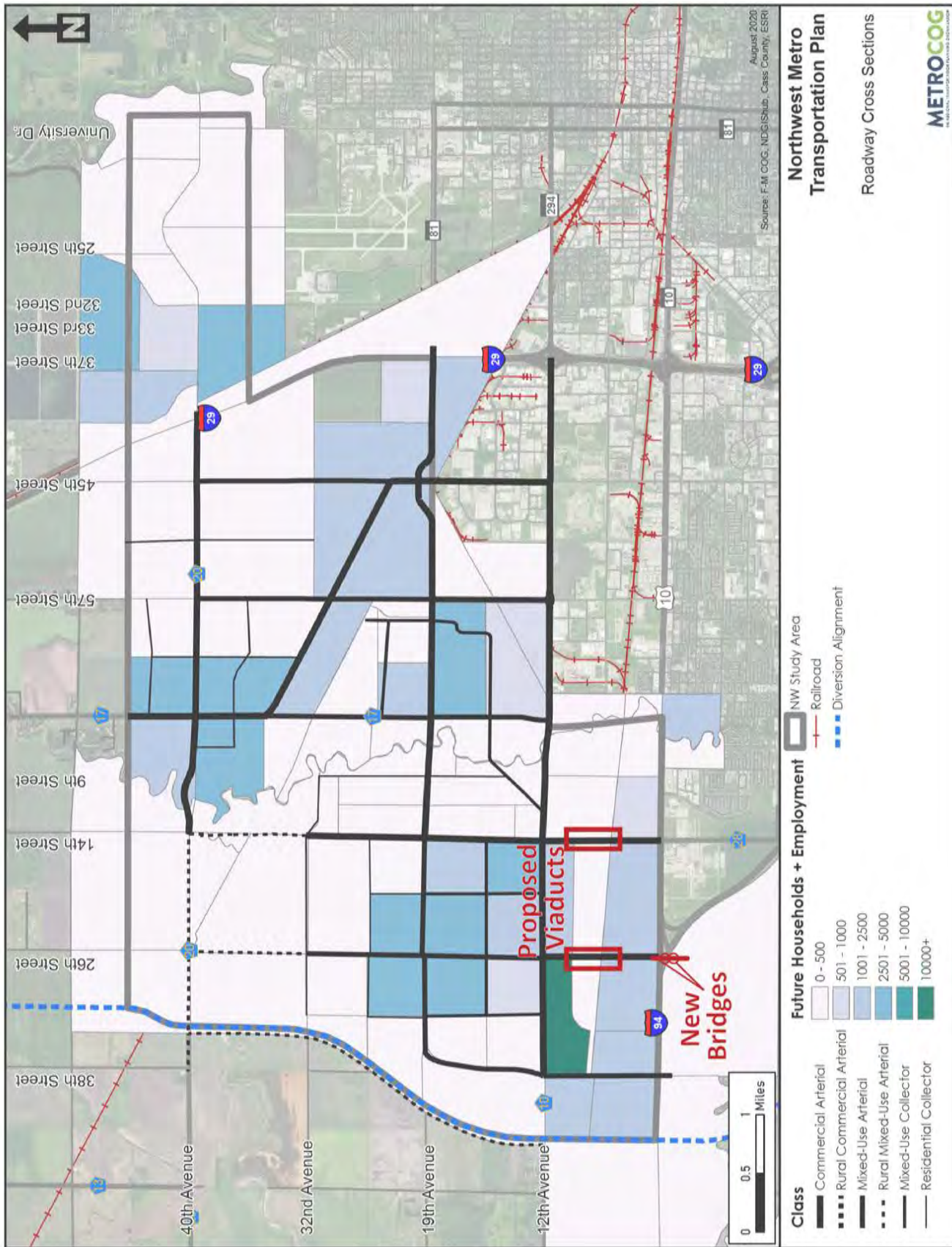


Figure 62 – Southwest Gateway Concept Option 2 Network Revisions

Southwest Gateway Option 1 Model Results

At full build, the new interchange configuration at I-94/Main Avenue/26th Street, shown in **Figure 63** is expected to have a major impact, drawing over 50,000 vehicles per day to 26th Street, just north of I-94. The traffic would then disperse throughout the study area using 12th Avenue. This new interchange would draw around 10,000 vehicles off Cass County Road 15 (CR 15) and between 7,000 to 15,000 vehicles off 19th Avenue, depending on the location. Projected volumes on CR 15 and 19th Avenue in this scenario could be handled with a four-lane section. Both corridors had previously been forecasted as six-lane sections.

At 50 percent build, the new interchange configuration at I-94/Main Avenue/26th Street is expected to draw over 40,000 vehicles per day to 26th Street, just north of I-94. This new interchange would draw around 5,000 vehicles off CR 15 and around 2,000 vehicles from CR 20/40th Avenue. Volume differences on 19th Avenue North near I-29 are expected to be modest.

Southwest Gateway Option 2 Model Results

At full build, the provision of a parallel north-south roadway along 14th Street, shown in **Figure 64**, would alleviate a small amount of traffic from 26th Street, however maximum daily modeled volumes on 26th Street would still approach 50,000. This option also would draw around 10,000 vehicles off CR 15 and around 7,000 to 15,000 vehicles off 19th Avenue. As such, impacts to other major interchanges are expected to be similar to the original Southwest Gateway concept.

At 50 percent build, the new interchange configuration would still be expected to draw 40,000 vehicles per day, with reductions of 5,000 vehicles on CR 15 and 2,000 vehicles on CR 20/40th Avenue. Like the original Southwest Gateway concept in the 50 percent development scenario, impacts to 19th Avenue North traffic are expected to be modest.

Figure 64 – Viaduct Concept at 14th Street



Figure 63 – Southwest Gateway Concept Interstate Access



Summary of Southwest Gateway Options

Both of the Southwest Gateway options provide major network wide benefits under both the full build and 50 percent build demographic conditions as shown in **Table 20**. Not surprisingly, Option 2 with both the 26th Street and 14th Street connections, had the best results but the highest costs. With more direct routes to destinations, the infrastructure included in the southwest gateway scenarios reduce vehicle miles traveled and vehicle hours traveled. However, the more direct routes are highly desirable and create new roadways carrying more than 40,000 vehicles each day. Traffic demand at these levels will require wide cross-sections that are costly and may become a barrier to bicycle and pedestrian movements. However, the wide cross-section on 26th Street would merely relocate wide cross-sections on CR 15, 19th Street, and 14th Street.

Both concepts successfully mitigated congestion and pressure on the east-west corridors in the study area. While 12th Avenue continued to require six lanes of capacity, 19th Avenue was able to be reduced to four lanes. It is clear that the interchange reconfiguration at 26th Street would provide major benefits. When comparing Options 1 and 2 at full build, a 30 percent increase in costs yields only a 15 percent reduction in vehicle miles traveled and seven percent reduction in vehicle hours of delay. From a benefits standpoint, the 14th Street viaduct would provide good connectivity for the more than 15,000 vehicles per day projected to use the corridor. However, it appears that the 14th Street viaduct should be a lesser priority moving forward, as the transportation system still functions at similar levels of service without this investment.

Table 20 – Summary of Southwest Gateway Options

2045 Scenario	Full Build Baseline	Option 1	Option 2	50% Build Baseline	Option 1	Option 2
VMT	9,188,304	9,011,098	8,984,505	8,269,435	8,134,150	8,129,250
VHT	266,817	229,221	226,502	197,279	191,567	190,274
VMT Change	-	-177,206	-203,799	-	-135,285	-140,185
VHT Change	-	-37,596	-40,315	-	-5,712	-6,555
Daily Benefit*		\$812.8 K	\$875.5 K	-	\$153.8 K	\$172.3 K
Miles over 10K ADT	44	42	42	34	32	32
Miles over 20K ADT	23	21	20	13	9	12
Miles over 30K ADT	8	4	5	1	2	2
Miles over 40K ADT	0.1	0.8	0.9	0.0	0.7	0.3
Capacity Reduction	-	CR 15 from I-94 to 12th Avenue (6 to 4 Lanes) 19th Avenue from I-29 to 14th Street (6 to 4 Lanes)			None.	
Estimated Cost (2020)	-	\$69.5 M	\$101.1 M		\$69.5M	\$101.1 M

*MnDOT values published in the Cost-Effectiveness & Benefit-Cost Analysis for Transportation Projects for vehicle miles and vehicle hours were used to calculate daily benefit.

Conclusion

The study review committee agreed that the 26th Street interchange was the optimal access configuration to unlock the growth potential for the southwest growth area. This concept provided clear benefits in terms of barrier mitigation, connectivity and mobility as illustrated by the superior daily benefits provided by the concept. This concept also achieved the goal of mitigating congestion on both 38th Street and 19th Avenue. The 14th Street connection also provided regional benefits but not until the full build scenario. As such, this concept should be considered a long-term improvement given the heavy financial cost of crossing both the Sheyenne Diversion and the Railroad tracks.

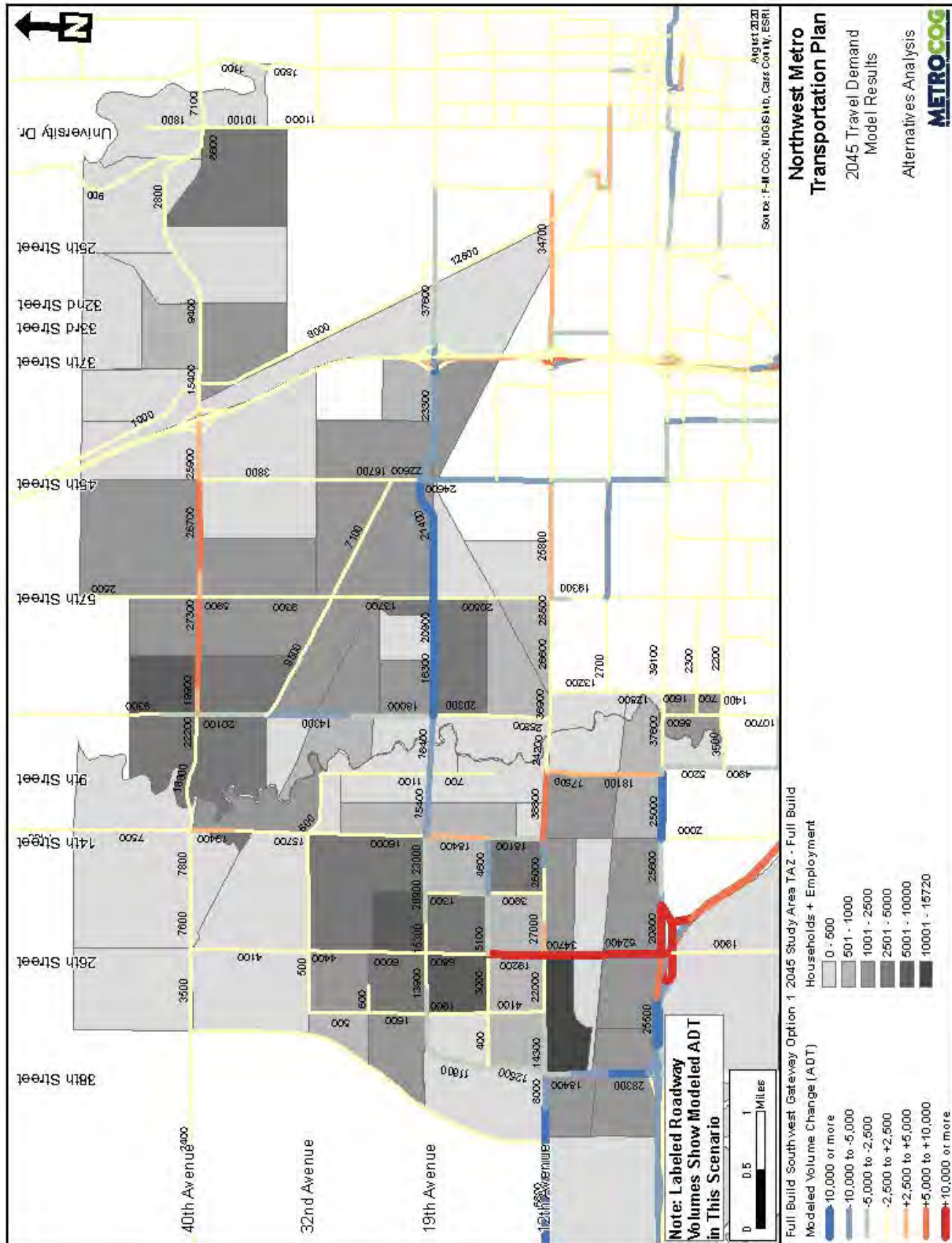


Figure 65 – Southwest Gateway Option 1 Modeled Traffic Volume Changes for Full Build



Figure 66 – Southwest Gateway Option 1 Modeled Traffic Volume Changes for 50 Percent Build

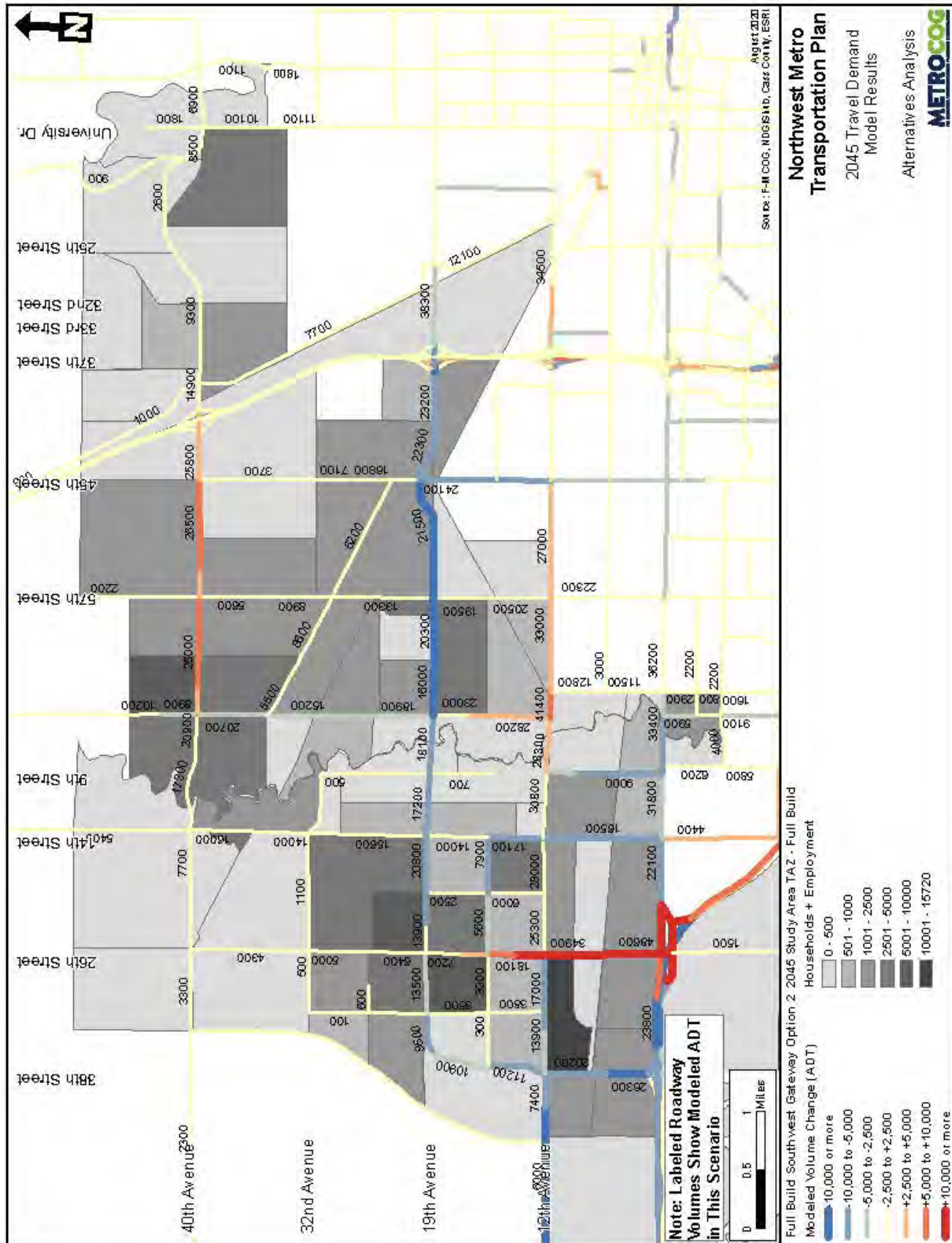


Figure 67 – Southwest Gateway Option 2 Modeled Traffic Volume Changes for Full Build

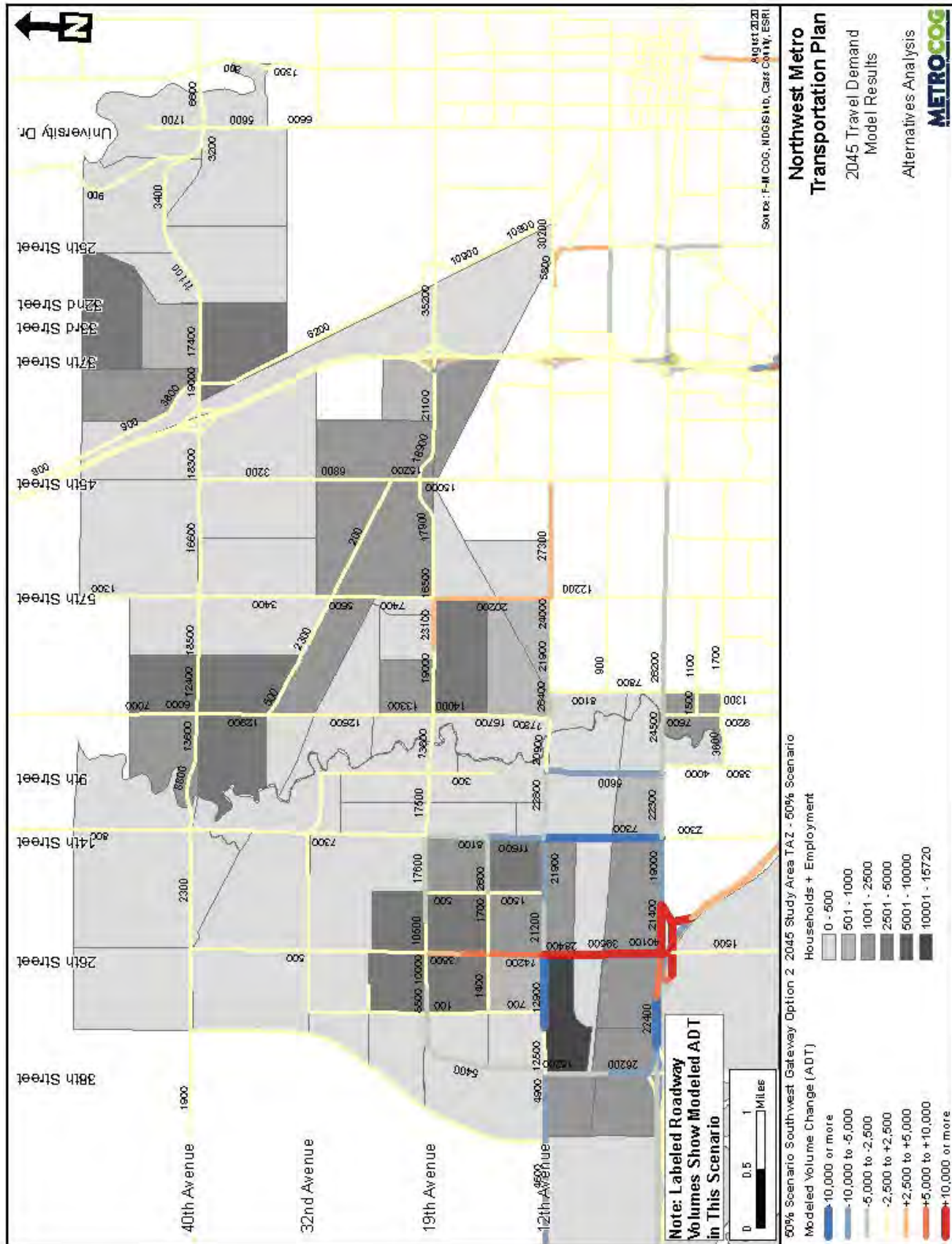


Figure 68 – Southwest Gateway Option 2 Modeled Traffic Volume Changes for 50 Percent Build

Aaron M. Nelson

From: Cockayne Tim [REDACTED]
Sent: Wednesday, January 4, 2023 7:53 PM
To: Aaron M. Nelson
Subject: Sandhills 6th
Attachments: IMG_9381.mov

Follow Up Flag: Follow up
Flag Status: Flagged

- I am sending this email to express concern with the proposed rezoning, this will surround our home with industrial on all 4 sides. When we purchased our home over 20 years ago it was because it was out of the city but still protected by the diversion, we have paid the mortgage for over 20 years.

We have no interest of living in an industrial park as I would assume most people don't. When we were annexed into the city it was done with other property, so we did not really have a say to the outcome but was told not to worry about anything because we would be gone before any development.

Development has started.

With the development to the north, we were told that the specials would not affect the resident's (see attached video) but that was not the case.

I am not against the development but only after the residents have been taken care of.

Tim & Lea Cockayne
204 Park Blvd
West Fargo, ND 58078

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

STAFF REPORT

A23-5 PLANNED UNIT DEVELOPMENT AMENDMENT	
Dakota Territory 14 th Addition	
1018 17 th Street East (Lot 1, Block 1 of Dakota Territory 14 th Addition), City of West Fargo, North Dakota	
Owner: Menard Inc.	Staff Contact: Lisa Sankey
Applicant: Smart Building Construction LLC	
Planning & Zoning Commission Public Hearing:	02-14-2023
Detailed Development Plans:	
City Commission:	

PURPOSE:

Development of residential townhomes within a Planned Unit Development.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	n/a
Total area size:	3 Acres
Adjacent Zoning Districts:	North – R-1: One and Two Family Dwellings South – PUD: Planned Unit Development (Commercial) East – City of Fargo West – PUD: Planned Unit Development (Residential)
Adjacent street(s):	10 th Avenue East (Local); 17 th Street East (Collector)
Adjacent Bike/Pedestrian Facilities:	Existing along 10 th Ave E and 17 th St E
Available Parks/Trail Facilities:	The development is near West Fargo High School fields and Veterans Memorial arena and within ½ mile from the Meadowridge Park facility accessible by sidewalks.
Park Dedication Requirements:	n/a

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application and concept plans for proposed townhouses for a PUD: Planned Unit Development.
- A similar development was approved for the property to the west in 2016.
- Concept plans with setbacks, show seven, four-unit, four three-unit and one two unit townhomes. The units will be 1,916 square foot, 4 bedroom, 3 bath units, with attached two stall garages for a total of 42 units within 12 separate structures.
- The applicant indicated they intend to have balconies without staircases for all of the units.
- Concept plans also include 82 garage and 82 parking spaces for a total of 164 spaces, which exceeds the requirements of City Off-Street Parking regulations found in 4-450 of the City Ordinances.
- The property would access 10th Avenue East in two locations which allows for multiple access points and the ability to loop utility services, as well as a 40' access/utility easement along 17th Street East.

STAFF REPORT

- There is a shared access easement on the north property line adjacent to 10th Avenue East on the lot to the west, which may not be necessary for this development.
- At the time it was platted, 10th Avenue East was considered a collector roadway with access control shown on the recorded plat along 10th Avenue East and 17th Street East, as per an agreement between Menards, City of Fargo and West Fargo. Tenth Avenue East, has since been removed as a collector from the functional classification and would no longer require such access control; however, the access control is still part of the recorded plat.
- The developer has submitted a construction schedule noting that they would likely start construction in summer of 2023 with expected completion by late winters/early spring 2024. Landscaping would be completed prior to certificate of occupancy in spring of 2024, weather permitting and would meet the City's landscaping provisions.

NOTICES:

Sent to: Property owners within 150' and applicable agencies and departments

Comments Received:

- Engineering recommends not installing the east access onto 10th Avenue East, but will allow it.
- The City Attorney commented on the controlled access on the recorded plat.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The mix of housing types and increased densities will increase the diversity of the neighborhood housing stock consistent with goals of the Comprehensive Plan's Action Plan Big Idea to "Strengthen Neighborhoods and Expand Housing Choice".
- The proposed application is consistent with the City plans and ordinances.

RECOMMENDATIONS:

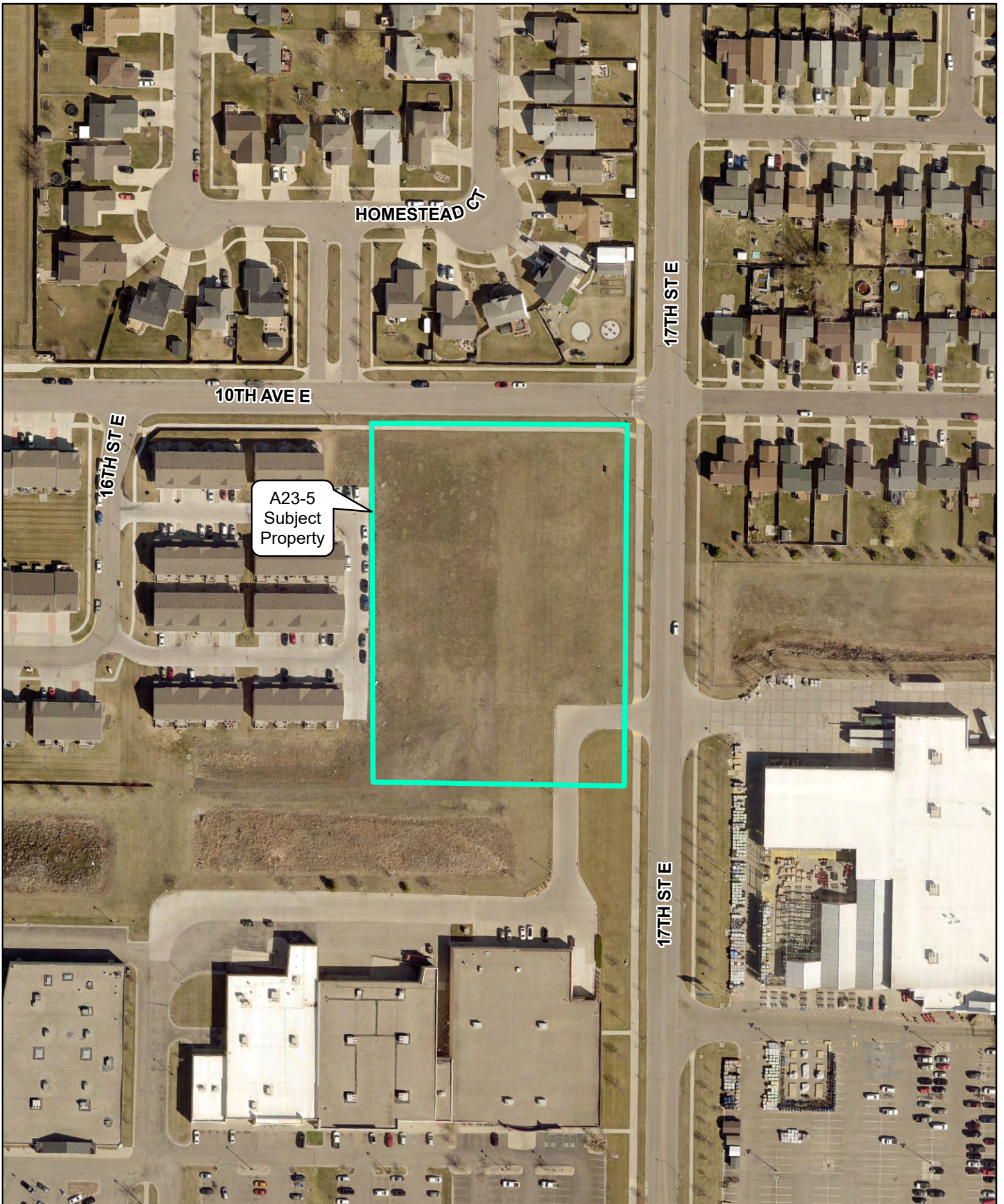
It is recommended that the City approve the proposed Concept Development Plan on the basis that it is consistent with City plans and ordinances with recommended conditions as follows:

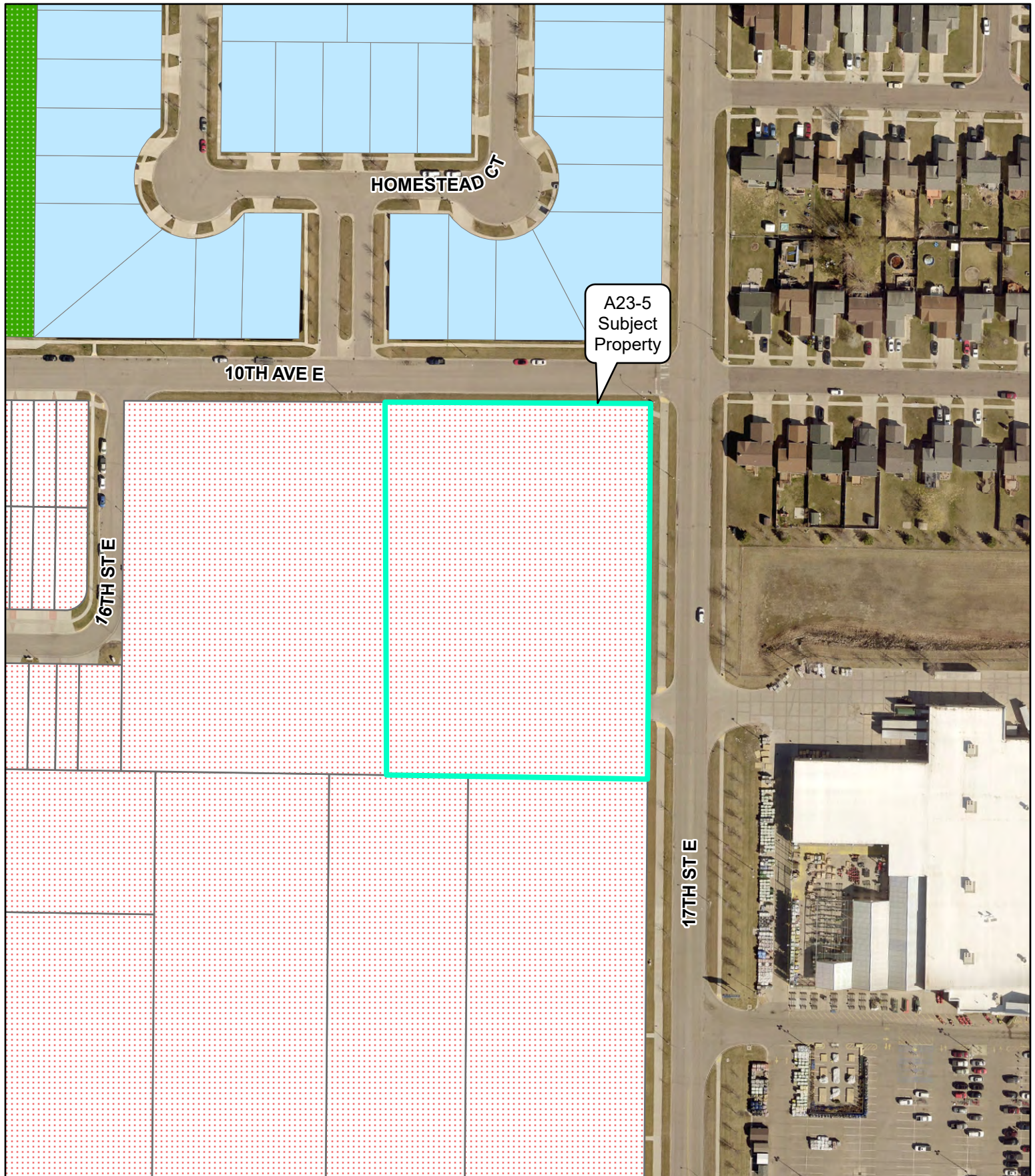
1. Site shall conform to R-3: Multiple Dwellings District regulations as the underlying district standards, unless otherwise indicated and approved with the Detailed Development Plan.
2. A 6-foot tall opaque fence shall be installed along the east lot line to screen the public right-of-way from the rear of the proposed buildings.
3. A landscape buffer shall be planted between the north property line and the rear of the building fronting 10th Avenue E.
4. Balconies/Decks shall be shown on the Detailed Development Plan with setbacks delineated.
5. A drainage and utility plan is approved by the City Engineer.
6. A signed PUD agreement is received and approved in conjunction with the Detailed Development Plan.
7. Detailed Development Plans will be subject, but not limited to provisions to require but not limited to 4-440 Supplementary District Regulations, Section 4-449-A Landscaping Standards, 4-450 Off-Street Parking and Loading Requirements, and 4-460 Sign Regulations.

STAFF REPORT

Attachments

1. Aerial map
2. Zoning map
3. Concept Plan and Floor Plans
4. Narrative with proposed schedule





West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential



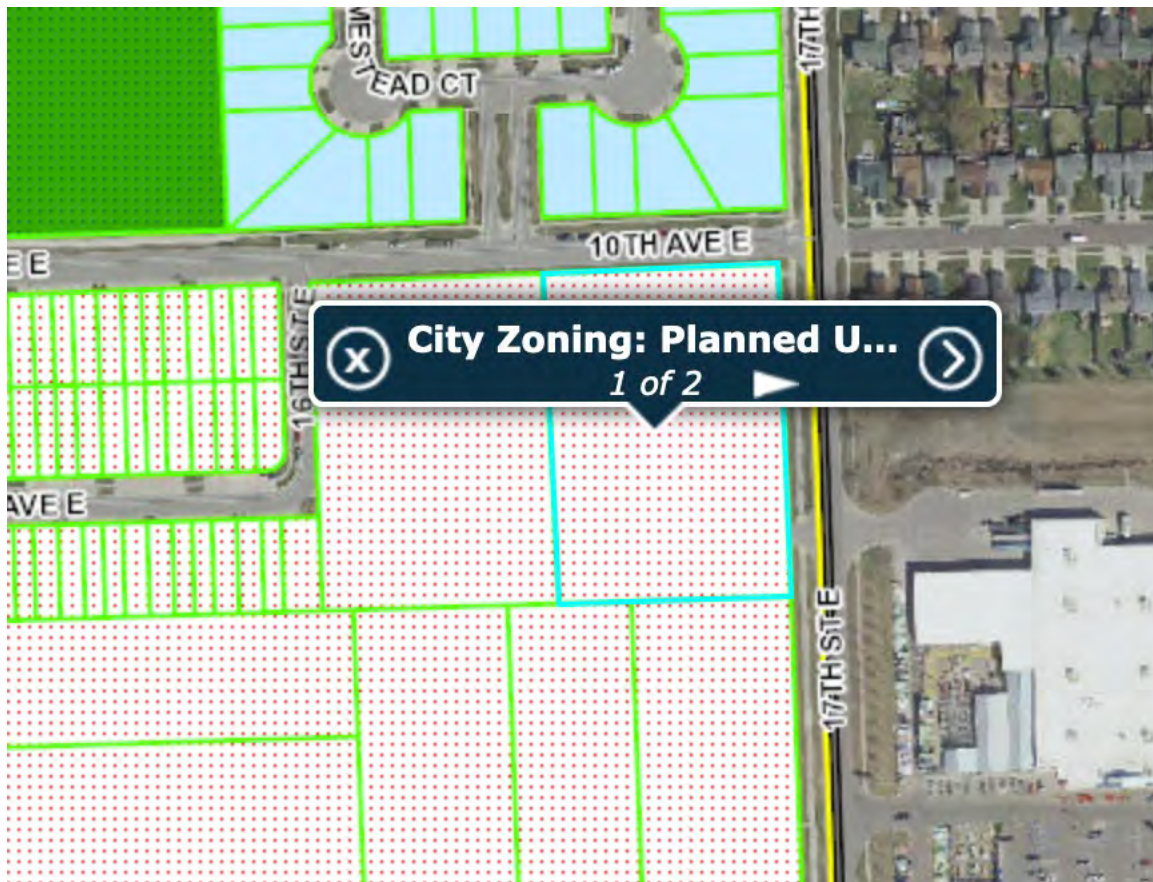
0 100 200 US Feet

Concept Development Plans for a PUD Amendment located at 1018 17 St E, West Fargo, ND

LEGAL DESCRIPTION: Lot 1 Block 1 Dakota Territory 14th Addition

GENERAL CHARACTER: Our company intends to develop this site into residential townhomes. The site will have 11 buildings, each consisting of either three or four dwelling units per building, utilizing shared walls. This medium-density residential development would be a logical buffer between the lower-density residential uses to the north, and the commercial uses to the south. Our project will be similar in nature to the townhome projects to the west. A private road will provide egress onto 10th Ave E, and the land would not be subdivided.

LAND USES: To the north of the site, there is low-density residential land use. To the northeast, there is low-density residential land use in the City of Fargo. To the east, there is commercial land use in the City of Fargo. To the south, there is commercial land use. To the west, there is residential land use.



SITE PLAN: Please find attached site plan indicating proposed locations of buildings, private roads, detention pond(s), and lawns.

The site would consist of several buildings in one of two formats:

- Several buildings would contain 4 dwelling units each. These buildings would measure approximately 104' wide by 46' deep. Each individual dwelling would be split-level design with 4 bedrooms, 3 bathrooms, and an attached 2-stall garage with approximately 1,916 sq ft of interior space. A preliminary drawing of this structure is attached.
- Several buildings would consist of 3 units. These buildings would measure approximately 78' wide by 46' deep. Each dwelling would be split-level design with 4 bedrooms, 3 bathrooms, and an attached 2-stall garage with approximately 1,916 sq ft of interior space.

SCHEDULE: Construction would commence by summer 2023. The first months of construction would see installation of all underground utility infrastructure; stormwater drainage, sanitary sewer, municipal water, electric, natural gas, and telecommunication. Construction of the private roads would commence in the summer as well. By fall 2023, we would be ready to pour foundations for all eleven buildings. The units would be framed and finished throughout fall and winter 2023, with all buildings completed and certified for occupancy by late winter/early spring 2024. Landscape work would be completed in spring 2024, weather permitting.

Thank you for your consideration of this site proposal.

Sincerely,

Kevin Torgerson
Director of Land Development
Smart Building Construction LLC

PRELIMINARY DRAWINGS
NOT USED FOR
CONSTRUCTION

1615 MAIN AVE. SE
MHD, MN 56560
218-287-0099
**Precision
& Drafting
& designs, LLC**

NOTES: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

MISSION HOMES
GABE RIDGEWAY: 701-951-9601

TOWN
HOUSES

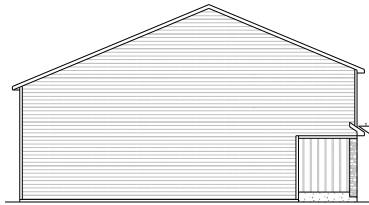
DATE: NOV. 17, 22
REV 1: NOV. 21, 22
REV 2: NOV. 29, 22
REV 3: DEC. 1, 22

SCALE: VARIES
DRAWN BY: RDJ
DWG# 10322

SHEET:
1

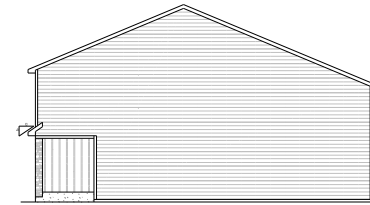


FRONT ELEVATION

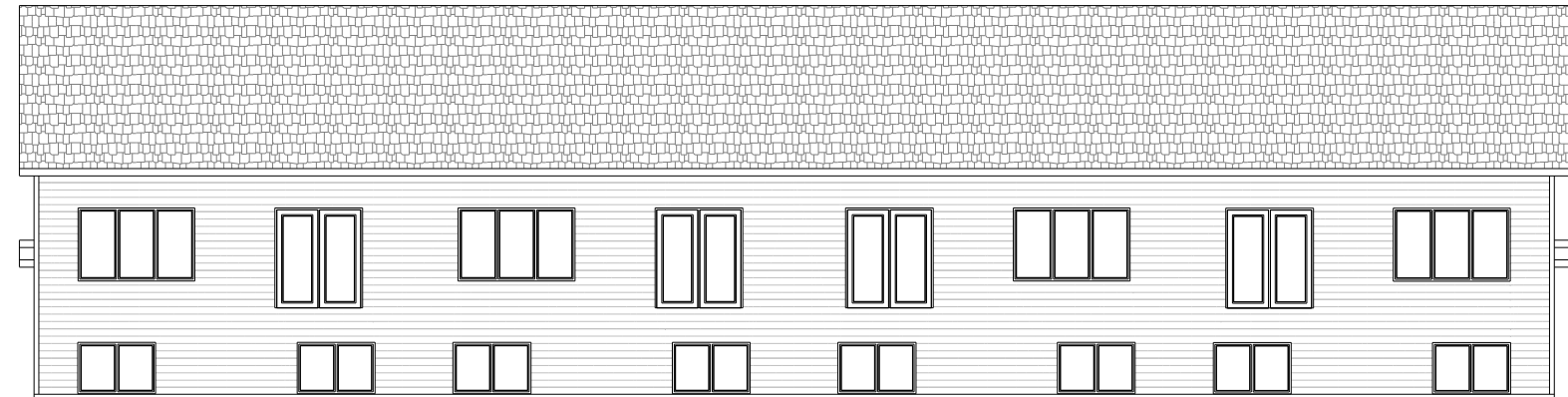


LEFT ELEVATION

ALL ROOF SLOPES
ARE 5/12
UNLESS NOTED
ALL ROOF OVERHANGS
ARE 1'-0"

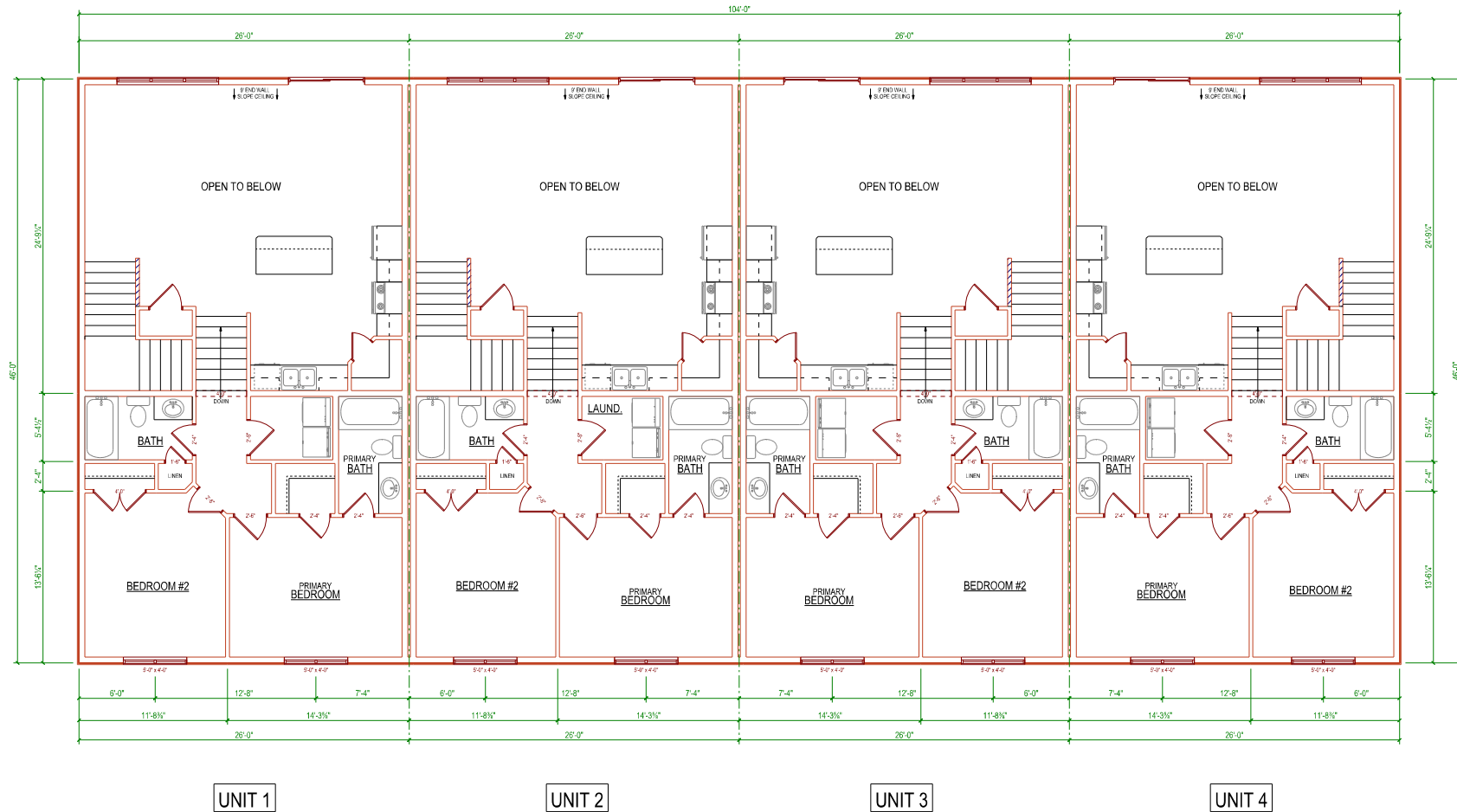


RIGHT ELEVATION



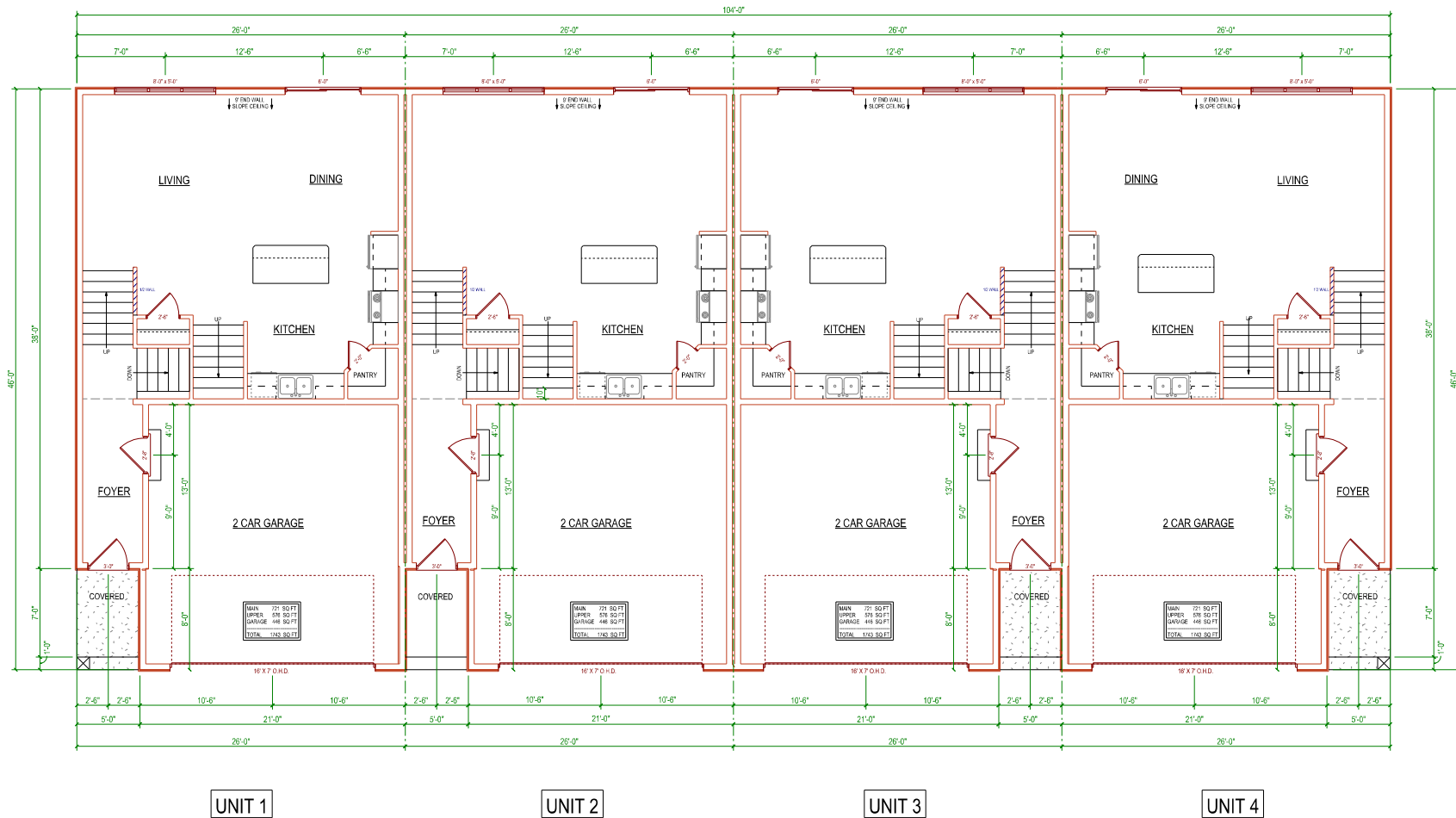
REAR ELEVATION

**PRELIMINARY DRAWINGS
NOT USED FOR
CONSTRUCTION**



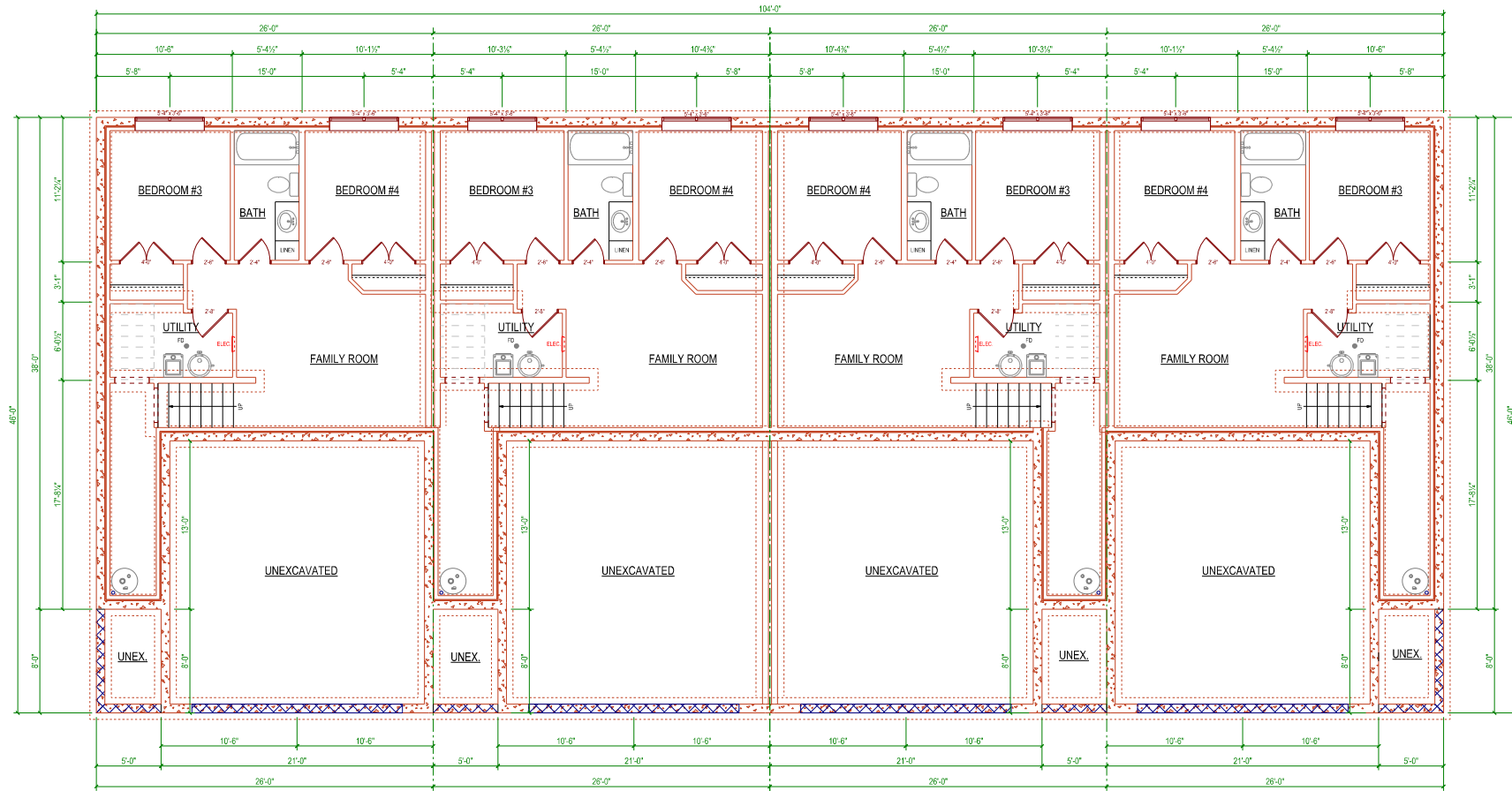
SECOND FLOOR PLAN

**PRELIMINARY DRAWINGS
NOT USED FOR
CONSTRUCTION**



MAIN FLOOR PLAN

**PRELIMINARY DRAWINGS
NOT USED FOR
CONSTRUCTION**



UNIT 1

UNIT 2

UNIT 3

UNIT 4

FOUNDATION PLAN

STAFF REPORT

A23-6**ZONING ORDINANCE AMENDMENTS**

Zoning Ordinance Amendment to Title IV of the City Ordinances (Zoning Regulations) pertaining to daycare uses

Applicant: City of West Fargo

Staff Contact: Aaron Nelson

Planning and Zoning Commission Public Hearing:

02-14-2023

City Commission Public Hearing & 1st Reading:

2nd Reading:

PURPOSE:

The purpose of the proposed amendments is to modify and clarify zoning regulations for daycare uses within various districts. Specifically, the intent is to loosen zoning restrictions for day care uses.

DISCUSSION AND OBSERVATIONS:

- The City Commission recently established a sub-committee tasked with exploring opportunities for the City of West Fargo to support childcare within the City. To reduce regulatory barriers to the ability to provide child care, the sub-committee recommended modifications to the zoning ordinance as outlined within this staff report.
- Summary of primary changes
 - Home child care of 8-12 children would be allowed by-right and would no longer require City approval of a Provisional Use Permit. The Provisional Use Permit would cease to exist.
 - Stand-alone child care facilities of any size would be allowed in more districts, either by-right or through a Conditional Use Permit.
- Specific text amendments are attached to this staff report.

NOTICES:

Sent to:

Notice in the newspaper and to City Departments. Outreach to County & State childcare licensing agencies.

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- Availability of affordable child care is a key factor for workforce participation in the local economy by parents. The proposed amendments seek to remove regulatory barriers to child care and thereby support the availability of child care in West Fargo. The proposed amendments are consistent with the Comprehensive Plan.

RECOMMENDATION:

Staff is recommending approval of the proposed amendments.

Attachments

- Proposed text amendments

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REENACT CHAPTER 4-200 (RELATING TO DEFINITIONS), 4-421-A.3 (RELATING TO PERMITTED USES IN THE R-R DISTRICT), 4-421-B.3 (RELATING TO PERMITTED USES IN THE R-1E DISTRICT), 4-421-C.2 (RELATING TO PERMITTED USES IN THE R-LA1 DISTRICT), 4-422.2 (RELATING TO PERMITTED USES IN THE R-1A DISTRICT), 4-422A.2 (RELATING TO PERMITTED USES IN THE R-1B DISTRICT), 4-426.2 (RELATING TO PERMITTED USES IN THE R-4 DISTRICT), 4-426-A.2 (RELATING TO PERMITTED USES IN THE R-5 DISTRICT), 4-427.2 (RELATING TO PERMITTED USES IN THE C DISTRICT), 4-427-A.2 (RELATING TO PERMITTED USES IN THE C-OP DISTRICT), 4-428.2 (RELATING TO PERMITTED USES IN THE HC DISTRICT), 4-428-A.3 (RELATING TO CONDITIONALLY PERMITTED USES IN THE LI DISTRICT), 4-429.3 (RELATING TO CONDITIONALLY PERMITTED USES IN THE M DISTRICT), AND 4-451.3 (RELATING TO AUTOMOBILE PARKING SPACE REQUIRED), AND TO REPEAL SECTIONS 4-421.A.3-A, 4-421-B.3.A, 4-421-C.2.A, 4-422.2.A, 4-422-A.2.A, 4-423.2.A, 4-423.A.2.A, 4-423.B.2.A, 4-424.2.A, 4-424.2.A, 4-426-A.2-A, AND 4-549 (ALL RELATING TO PROVISIONALLY PERMITTED USES) OF THE REVISED ORDINANCES OF 1990 OF THE CITY OF WEST FARGO.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, NORTH DAKOTA:

SECTION 1. Chapter 4-200 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted by amending, creating, or repealing the following definitions to read as follows:

CHILD CARE CENTER: Any facility, other than a private residence, which is licensed by the State to provide child care services is licensed as a child care center by the Department of Human Services to provide early childhood services to 13 or more children.

CHILD CARE HOME: **This definition is hereby repealed in its entirety.** Any provider occupied single family dwelling (home) which is licensed as a “group child care home” or “group child care facility” by the Department of Human Services to provide early childhood services on a regular basis, and which facility has between eight (8) and twelve (12) children present, excluding the children of the childcare provider, as determined by the Department of Human Services.

FAMILY CHILD CARE HOME: **This definition is hereby repealed in its entirety.** An occupied private residence in which early childhood services are provided for no more than seven children at any one time, excluding the children of the childcare provider, as determined by the Department of Human Services.

HOME DAYCARE: An occupied private residence in which early childcare services are provided for no more than twelve children at any one time, excluding the children of the childcare

provider. The use of the dwelling unit for daycare services shall be clearly incidental and subordinate to its use for residential purposes by its occupants.

HOME OCCUPATION: An accessory use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and/or services, excluding home daycares ~~child care home~~ as provided for in this ordinance.

PROVISIONAL PERMITTED USES: **This definition is hereby repealed in its entirety.**
~~A use which is generally held as appropriate and would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare throughout a zoning district when certain provisions as stated are met to minimize the use's affects on neighboring properties.~~

SECTION 2. Section 4-421-A.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-421-A.3. PERMITTED USES.

1. Single family detached dwellings.
2. State-licensed group homes serving six (6) or fewer developmentally disabled persons.
3. Publicly owned and operated parks, playgrounds, and recreational facilities.
4. Essential services and public buildings.
5. ~~Home child care facilities serving up to a maximum of seven (7) children~~ Home Daycares.
6. Churches, religious institutions and places of worship.

SECTION 3. Section 4-421-B.3 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-421-B.3. PERMITTED USES.

1. Single-family detached dwellings.
2. Schools, churches, religious institutions and places of worship.
3. State-licensed group homes serving six (6) or fewer developmentally disabled persons.
4. Publicly-owned and operated parks, playgrounds, and recreational facilities.

5. Essential services and public buildings.
6. Accessory buildings, provided that they shall be located as required in Section 4-442 of this ordinance.
7. Home occupations, provided they shall be operated as required in Section 4-448 of this ordinance.
8. ~~Home child care facilities serving up to a maximum of seven (7) children Home Daycares.~~

SECTION 4. Section 4-421-C.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-421-C.2. Permitted Uses.

1. Single-family detached dwellings.
2. Publicly owned and operated parks, playgrounds, and recreational facilities.
3. Essential services and public buildings.
4. State-licensed group homes serving six or fewer developmentally disabled persons.
5. Accessory buildings, provided that they shall be located as required in Section 4-442 of this Ordinance.
6. Home occupations, provided that they shall be operated as required in Section 4-448 of this Ordinance.
7. ~~Family Child Care Home~~ Home Daycares.

SECTION 5. Section 4-422.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-422.2. Permitted Uses.

1. Single-family detached dwellings.
2. Publicly owned and operated parks, playgrounds, and recreational facilities.
3. Schools, churches, religious institutions and places of worship.
4. Essential services and public buildings.

5. State-licensed group homes serving six or fewer developmentally disabled persons.
6. Accessory buildings, provided that they shall be located as required in Section 4-442 of this Ordinance.
7. Home occupations, provided that they shall be operated as required in Section 4-448 of this Ordinance.
8. ~~Family Child Care Home~~ Home Daycares.

SECTION 6. Section 4-422-A.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-422-A.2. Permitted Uses.

1. Single-family detached dwellings.
2. Publicly owned and operated parks, playgrounds, and recreational facilities.
3. Schools, churches, religious institutions and places of worship.
4. Essential services and public buildings.
5. State-licensed group homes serving six or fewer developmentally disabled persons.
6. Accessory buildings, provided that they shall be located as required in Section 4-442 of this Ordinance.
7. Home occupations, provided that they shall be operated as required in Section 4-448 of this Ordinance.
8. ~~Family Child Care Home~~ Home Daycares.

SECTION 7. Section 4-426.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-426.2. Permitted Uses.

1. Mobile homes with a minimum floor area, excluding attached garage, of 650 square feet.
2. Parks and playgrounds.

3. Management offices, repair shops, and storage areas; sanitary facilities; indoor recreation areas; and convenience establishments subject to the following restrictions: Such establishments, together with their parking areas, shall not occupy more than ten (10) percent of the area of the park, shall be located, designed and intended to serve frequent trade or service needs only of persons residing in the park, and shall present no visible evidence of their commercial character to any portion of any residential district outside the park.
4. Essential services.
5. Entryways not to exceed 8 feet by 10 feet (8'x 10').
6. Accessory storage sheds and garages.
7. Home Daycares.

SECTION 8. Section 4-426.A.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

2. Permitted Uses and Structures. The following shall be permitted:
 - A. ~~Family child-care home~~ Home Daycares.
 - B. Single-family detached dwellings, including manufactured homes.
 - C. Publicly owned and operated parks, playgrounds, and recreational facilities.
 - D. Schools, churches, religious institutions and places of worship.
 - E. Essential services and public buildings.
 - F. State-licensed group homes serving six or fewer developmentally disabled persons.
 - G. Accessory buildings, provided that they shall be located as required in Section 4-422 of this ordinance.
 - H. Home occupations, provided that they shall be operated as required in Section 4-448 of this ordinance.

SECTION 9. Section 4-427.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-427.2. Permitted Uses.

1. Retail businesses, such as general merchandise, food, liquor, hardware, furniture, and apparel stores; eating and drinking establishments; and drugstores.
2. Business services, such as banks, and other financial institutions, and professional offices.
3. Commercial and professional office buildings, single or multi-tenant.
4. Personal services, such as barber and beauty shops, photographic studios, laundromats and dry cleaning establishments.
5. Entertainment, social or recreational businesses, such as bowling alleys, health clubs, theaters (excluding drive-ins), night clubs, private clubs and lodges.
6. Repair services, such as radio shops, appliance shops, upholstery shops and shoe repair shops.
7. Cultural and educational facilities, such as trade schools, museums, business colleges, and adult education centers.
8. Schools, churches, religious institutions and places of worship.
9. Public/semi-public facilities, such as armories, parks, police and fire stations; telephone exchange buildings, and civic centers.
10. Medical and dental facilities such as clinics, hospitals, nursing, basic care or convalescent homes, not including Behavioral Health Care Facility.
11. Veterinary clinics without overnight facilities.
12. Hotels and motels.
13. Public transportation depots.
14. Greenhouses and plant nurseries.
15. Automobile service stations and automobile repair shops, where motor vehicle fuels and minor automotive accessories are sold at retail and/or services for automobiles are performed, but not to include body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, outdoor storage of vehicle parts, or other work involving noise, glare, fumes, smoke, or other nuisance characteristics.
16. Parking lots.

17. On-premise signs.
18. Essential services.
19. ~~Child Care Facility, Child Care Center and Family Child Care Home~~ Home Daycare ~~in an existing residential building or in a non residential building.~~
20. Social Service uses such as homeless shelters, shelters for victims of domestic abuse, and facilities to feed the homeless and indigent.
21. Other: Uses not listed but similar to the permitted uses above and consistent with the stated purpose of this district.

SECTION 10. Section 4-427-A.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-427-A.2. PERMITTED USES.

1. Commercial and professional office buildings, single or multi tenant.
2. Business services, such as banks, and other financial institutions, and professional offices.
3. Cultural and educational facilities.
4. Churches and Schools.
5. Public/Semi-public facilities.
6. Medical and dental facilities such as clinics, hospitals, nursing, basic care or convalescent homes, not including Behavioral Health Care Facility.
7. Child Care Centers.

SECTION 11. Section 4-428.2 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-428.2. Permitted Uses.

1. General commercial uses, such as full-service gas stations, eating and drinking establishments, sales of new and used motor vehicles, motor vehicle rental, sale of construction equipment, farm implements, mobile homes, and recreational vehicles, and sale of lumber and other building materials.
2. Commercial and professional office buildings, single or multi-tenant.

3. Repair and service of automobiles and trucks.
4. Plant nurseries and greenhouses.
5. Veterinary clinics with overnight boarding facilities
6. Hotels and motels.
7. Social Service uses such as homeless shelters, shelters for victims of domestic abuse, and facilities to feed the homeless and indigent.
8. Parking lots.
9. ~~Child Care Facility~~ and Child Care Center.
10. Religious Institutions.
11. Public Buildings and Essential Services.
12. Indoor Personal Training Facilities.
13. Other: Uses not listed but similar to the permitted uses above and consistent with the stated purpose of this district.

SECTION 12. Section 4-428-A.3 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-428-A.3. Conditionally Permitted Uses.

1. Grain elevators, seed cleaning, feed mixing and grinding plants.
2. Above-ground class 1 and 2 liquid storage tanks with a maximum tank size of 20,000 gallons and overall capacity of 200,000 gallons; and propane fuel tanks subject to no more than 30,000 container capacity (water gallons), subject to the following:
 - a. A minimum distance of 75 feet is maintained from property lines, as well as placement and screening to ensure both aesthetic and public safety purposes.
 - b. The use is reviewed and approved by the Fire Department for quantities and separation from other lots of record and buildings.
3. Eating and drinking establishments, and commercial and professional office buildings, single or multi-tenant, subject to the following:

- a. The facilities have adequate separation from uses which may be injurious to health or pose life safety risks.
4. Indoor Personal Training Facilities, provided the facility has adequate separation from uses which may be injurious to health or pose life safety risk.
5. Compassion centers as described further in Section 4-429.8.
6. Child Care Center.

SECTION 13. Section 4-429.3 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

4-429.3. Conditionally Permitted Uses. The following uses may be permitted to the M District subject to the conditions hereinafter imposed for each use and subject further to review and approval by the City Commission as required by Section 4-550 of this ordinance dealing with conditional use permits:

1. Above ground class 1 and class 2 liquid storage tanks.
2. Wrecking and salvage yards when completely enclosed within a solid fence.
3. Stockyards.
4. Petroleum refining or storage.
5. Fertilizer manufacture.
6. Acid manufacture.
7. Cement, lime or gypsum manufacture.
8. Stockpiling of sand, gravel or fill dirt and any other materials.
9. ~~Child Care Facility or Child Care Center which is connected to a business and is limited to handling children of employees of that business.~~
109. Landfills (but only outside of the limits of the City of West Fargo and within the City's extra-territorial jurisdiction as provided in section 4-130 of these ordinances).
110. Animal slaughter or rendering (but only outside of the limits of the City of West Fargo and within the City's extra-territorial jurisdiction as provided in Section 4-130 of these ordinances).

121. Temporary or permanent industrial wood burners, including air curtain destructors, subject to the following conditions:
- a. For a permanent site, the site must be fenced with a sight obscuring fence and screened if necessary to keep materials out of sight.
 - b. The site is located a minimum of 2,640 feet from any residential or neighboring business structure.
 - c. The waste wood products may not be stored on a permanent or temporary site for more than two (2) months. For a permanent site, all waste wood products on site must be disposed of within a two (2) month period. At the time the site is completely cleared, another two-month cycle of storage may begin. An extension to the two-month period may be granted by the Fire Chief during the high fire risk times when burning is not allowed.
 - d. The use has received State Health Department and local Fire Department approval.
 - e. A permit for a temporary site may not exceed sixty (60) days, and only two (2) temporary permits may be granted for the same site in any year. The 60-day period may be extended by the Fire Chief if during that period burning is not allowed because of high risk conditions.
 - f. Other conditions as deemed necessary.
132. Indoor Personal Training Facilities, provided the facility has adequate separation from uses which may be injurious to health or pose life safety risk.
143. Compassion centers as described further in Section 4-429.8.

SECTION 14. Section 4-451.3 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby amended and reenacted to read as follows:

3. Institutional, Recreational and Special Residential Uses:
- a. Camps (Day or Youth) - One space per employee on the largest shift, plus one space per camp vehicle normally stored on the premises.
 - b. Church - One space per three seats of maximum capacity.
 - c. Community and Recreation Center - One space per 250 square feet of gross floor area, or one space per four patrons to the maximum capacity, plus one space per employee on the largest shift.

- d. Day or Nursery School, Child Care ~~Facility~~ Center - One space per teacher/employee on the largest shift, plus one per space per ten students for loading and unloading.
- e. Group Dwellings, Fraternity or Sorority, Boarding or Lodging Houses - One space per bedroom or sleeping room, unless it can be demonstrated that the occupants will not be driving.
- f. Libraries and Museums - One space per 350 square feet of floor area or one space per four seats to the maximum capacity, whichever is greater, plus one space per employee on the largest shift.
- g. Monasteries, Convents - One space per six residents, plus one space per employee on the largest shift, plus one space per five chapel seats if the public may attend.
- h. Nursing Homes - One space per six patient beds, plus one space per employee on the largest shift.
- i. Schools:
 - (1) Elementary and Junior High - One space per teacher and staff member.
 - (2) Senior High - One space per teacher and staff member on the largest shift, plus one space per five students.
 - (3) College, Trade and Vocational - One space per staff member of the largest shift, plus one space per four students of the largest class attendance period.
- j. Swimming Facility - One space per 100 square feet of gross water area, plus one space per employee on the largest shift.
- k. Tennis, Racquetball, Handball Courts - Two spaces per court, plus one space per employee on the largest shift.
- l. Bowling Alley - Three spaces per lane, plus one space per employee on the largest work shift.
- m. Miniature Golf - One space per hole, plus one space per employee on the largest work shift.
- n. Outdoor Theatre - One space per four patrons to the maximum capacity of the facility inclusive of both indoor and outdoor capacity.

- o. Skating Rink, Ice or Roller - One space per 300 square feet of gross floor area.
- p. Health Club - One space per 100 square feet of gross floor area, plus one space per employee on the largest shift.
- q. Golf Courses - Five spaces per hole.
- r. Other Commercial Recreational Uses - One space per four patrons to the maximum capacity of the facility, or one space per 250 square feet of gross floor area, whichever is more appropriate.

SECTION 15. Section 4-421-A.3-A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-421-A.3-A. PROVISIONAL PERMITTED USES. The following uses may be permitted in the R-R District subject to the conditions hereinafter imposed for each use and subject further to review and approval by the City Planning Office:~~

- ~~1. Child care home facilities in single family homes with up to twelve (12) children, excluding the children of the child care provider, subject to the following provisions:

 - ~~a. The use of the dwelling unit for the child care facility shall be clearly incidental and subordinate to its use for residential purposes by its occupants.~~
 - ~~b. The rear yard shall be fenced with a solid fence. In the event that an existing fence is in place which is not a solid fence, the Planning Office may allow the existing fence to continue until such time that there is a complaint from an adjoining property owner. Upon receiving a complaint, the fence shall be changed to a solid fence.~~
 - ~~c. The children shall be dropped off and picked up in the driveway only.~~
 - ~~d. Adequate off-street parking shall be provided for the principal use, and child care facility including space(s) for dropping off children and employees.~~
 - ~~e. The hours of operation are limited to 6:00 a.m. to 10:00 p.m.~~~~

SECTION 16. Section 4-421-B.3.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-421-B.3.A. PROVISIONAL PERMITTED USES. Any provisional permitted use allowed in the "R-R" District, subject to the same provisions.~~

SECTION 17. Section 4-421-C.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-421-C.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1E” District, subject to the same provisions.~~

SECTION 18. Section 4-422.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-422.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-L1A” District, subject to the same provisions.~~

SECTION 19. Section 4-422-A.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-422-A.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1A” District, subject to the same provisions.~~

SECTION 20. Section 4-423.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-423.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1A” District, subject to the same provisions.~~

SECTION 21. Section 4-423-A.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-423-A.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1” District, subject to the same provisions.~~

SECTION 22. Section 4-423-B.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-423-B.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1S” District, subject to the same provisions.~~

SECTION 23. Section 4-424.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-424.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-1SM” District subject to the same provisions.~~

SECTION 24. Section 4-425.2.A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-425.2.A. Provisional Permitted Uses. Any provisional permitted use allowed in the “R-2” District subject to the same provisions.~~

SECTION 25. Section 4-426-A.2-A of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~2 A. Provisional Permitted Uses. The following uses may be permitted in the R-5 district subject to the conditions hereinafter imposed for each use and subject further to review and approval by the City Planning Office:~~

- ~~1. Child care home facilities in single family homes with up to twelve (12) children, excluding the children of the child care provider, subject to the following provisions:~~
 - ~~a. The use of the dwelling unit for the child care facility shall be clearly incidental and subordinate to its use for residential purposes by its occupants.~~
 - ~~b. The rear yard shall be fenced with a solid fence. In the event that an existing fence is in place which is not a solid fence, the Planning Office may allow the existing fence to continue until such time that there is a complaint from an adjoining property owner. Upon receiving a complaint, the fence shall be changed to a solid fence.~~
 - ~~c. The children shall be dropped off and picked up in the driveway only.~~
 - ~~d. Adequate off street parking shall be provided for the principal use, and child care facility including space(s) for dropping off children and employees.~~
 - ~~e. The hours of operation are limited to 6:00 a.m. to 10:00 p.m.~~

SECTION 26. Section 4-549 of the Revised Ordinances of 1990 of the City of West Fargo, North Dakota, is hereby repealed in its entirety.

~~4-549.1. INTENT. The provisions of this section are intended to permit certain land uses which are generally considered to be compatible with the uses permitted by right in a zoning district, and desirable to the development of the City as a whole, provided specific provisions are~~

~~met to minimize the use's affects on neighboring properties. The specific provisions to be met shall be stated within the zoning district.~~

~~4 549.2. WHO MAY APPLY. A property owner or representative of the property owner may request a provisional use permit if it applies to his/her property.~~

~~4 549.3. APPLICATION REQUIRED. To request a provisional use permit, a property owner or his/her authorized representative shall fill out an application, copies of which are available in the City Planning Office, together with a site plan of the property and other pertinent information needed to complete the administrative review.~~

~~4 549.4. PUBLIC NOTIFICATION AND ADMINISTRATIVE REVIEW. The City Planning Office shall notify the property owners of any adjoining properties, as well as those properties directly across any public street in front of or on the side of the provisional use property. If no objections are received from the property owners within ten (10) days from the date notices are sent out, the Planning Office may complete the administrative review and issue the provisional use permit. The administrative review shall consist of review of the application and site plan to insure compliance with the zoning district provisions and other zoning ordinance requirements.~~

~~4 549.5. PLANNING AND ZONING COMMISSION CONSIDERATION. The Planning and Zoning Commission shall review the application for a provisional use permit only when requested by the applicant following City Planning Department disapproval of the application, or upon written opposition by twenty five percent (25%) or more of the property owners of any adjoining properties, as well as those properties directly across any public street in front of or on the side of the provisional use property. The application shall be reviewed at the next regular meeting of the Planning and Zoning Commission following notification to the applicant and property owners. The Planning and Zoning Commission shall review all pertinent information to ascertain compliance with the specific standards governing the provisional use and to determine if the provisional use has significant opposition to not approve the use.~~

~~4 549.6. TERMINATION OF PROVISIONAL USE PERMIT. Provisional use permits are granted to the owner of the property and shall automatically terminate upon the sale or transfer of the property. A provisional use may be revoked with due cause following a hearing by the Planning and Zoning Commission.~~

SECTION 27. Effective Date. This ordinance shall be in full force and effect from and after the date of its final passage and publication.

President of Board of City Commissioners
of the City of West Fargo, North Dakota

ATTEST:

City Auditor

Date of First Reading:

Date of Second Reading:

Date of Publication:

FACT SHEET

WEST FARGO PLANNING AND ZONING COMMISSION

February 14, 2023

BACKGROUND:

PURPOSE: CO: Corridor Overlay Plan Review at 2630 Sheyenne Street (Lot 3, less right-of-way, Block 1 of Eaglewood 2nd Addition), City of West Fargo, North Dakota

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Veterinary Clinic

EXISTING ZONING: CO: Corridor Overlay & C: Light Commercial

PARCEL SIZE: 2.1 Acres

The applicant has submitted site plans, including elevations showing a 7,654 square foot, two-story structure for use as a veterinary clinic without overnight facilities. Commercial development is proposed along the south side of the lot with a possible future building associated with the veterinary facility proposed along the north side.

Under Section 4-431.5.2.a, there is a higher construction standard for areas in the CO: Corridor Overlay District requiring the applicant receive approval of site and building plans by the West Fargo Planning and Zoning and City Commissions prior to approval of a building permit for those areas along Sheyenne Street between Interstate 94 as well as 40th Avenue, 32nd Avenue west of Sheyenne Street and 13th Avenue East.

The Building Construction standards under 4-431.5. of the CO: Corridor Overlay District limits Light Commercial properties to no more than 30% metal or fiberglass on all walls fronting a public street provided it is coordinated into the architectural design. Seventy percent (70%) of any wall (facade area) which fronts on a public street shall be constructed of glass, brick, wood, stone, architectural concrete cast in place or precast concrete panels, or, as approved by the Commission(s), other integrated materials per the architectural design. The building is faced with a combination of glass, LP smartside siding (wood composite), manufactured stone, and exposed wood columns, which would exceed the standard.

According to the submitted civil plans, setbacks for the building are more than adequate for the CO: Corridor Overlay District, as is the landscaping, as per the submitted landscaping plan. As per the landscaping ordinance a required screening shall consist of a six-foot screen and 15-foot buffer yard along the west side of the property, which is shown on the plans.

Required parking for medical offices and clinics would be uses would be would be one space per 200 square feet of gross floor area. A total of 48 spaces are provided which exceeds the 44 spaces required.

Access would be via a 40-foot access and utility easement along the west side of the City of West Fargo lift station going through the lot to the south and accessing 5th Avenue West.

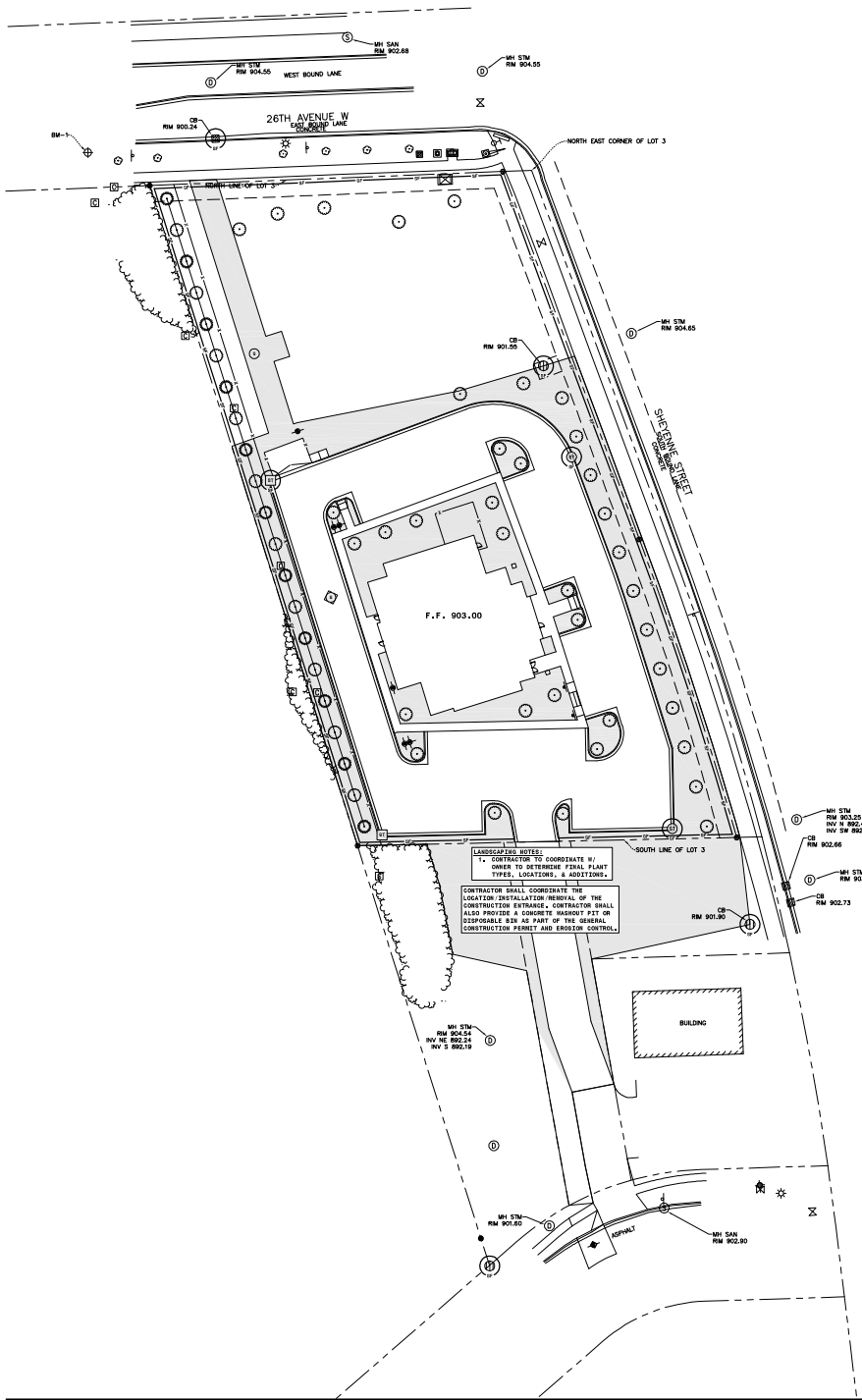
Due to the access, the applicant is requesting a directional sign on the City owned property adjacent to the access easement along 5th Avenue West. Under Section 4-460.8.1.d. Directional Signage. Off-Premise Signs. Shall be limited to situations where access is confusing and traffic safety could be jeopardized or traffic could be inappropriately routed through residential streets. The size of the sign shall be approved by the City Commission. The applicant will need to obtain an encroachment agreement to allow for the signage.

Also under section 4-460.7.14 of the General Sign Provisions, Signs in residential districts and signs facing residential districts shall not be illuminated unless approved as a conditional use. The proposed sign facing the residential property to the west may not be illuminated unless a separate conditional use permit is approved. Signage facing the east and south may be illuminated.

Approval subject to the all provisions of West Fargo City Ordinances are met to ensure sufficient review is provided for building inspections and other City departments.

Attachments:

1. Civil Site Plans including landscaping plan
2. Architectural Renderings



SYMBOL LEGEND:

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING PROPERTY PIN
⊕	EXISTING MANHOLE
⊕	EXISTING VALVE
⊕	EXISTING STORM INLET
⊕	EXISTING STORM MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING SANITARY MANHOLE
⊕	EXISTING COMMUNICATION PEDOSTAL
⊕	EXISTING LIGHT POLE
⊕	EXISTING TRAFFIC SIGN
⊕	EXISTING PEDESTRIAN PUSH BUTTON
⊕	EXISTING TREE
⊕	EXISTING TREE LINE
⊕	NEW SIGN
⊕	NEW GATE VALVE
⊕	NEW FIRE HYDRANT
⊕	NEW SANITARY MANHOLE
⊕	NEW STORM INLET
⊕	NEW STORM MANHOLE
⊕	NEW FENCE
⊕	NEW DECIDUOUS TREE
⊕	NEW EVERGREEN TREE
⊕	NEW INLET PROTECTION
⊕	NEW GILT FENCE
⊕	NEW SEEDING AREA

SITE NOTES:

SHEYENNE STREET CORRIDOR OVERLAY DISTRICT

BUFFER YARD
 "C" ADJUTING "A-C" - 10' BUFFER YARD REQUIRED
 REQUIRED: 6' SCREEN W/ 12' BUFFER YARD CONSISTING OF SMALL EVERGREEN TREES ALTERNATED W/ DECIDUOUS TREES.

FRONT YARD OPEN SPACE LANDSCAPING
 MIN OF 20' OF LANDSCAPED OPEN SPACE REQUIRED TO SEPARATE PARKING AREAS OR ACCESS DRIVES AND FRONT LOT LINES.

MIN OF 31' OF LANDSCAPED OPEN SPACE SHALL BE REQUIRED TO SEPARATE PARKING AREAS FROM SIDE AND REAR LOT LINES AND A MINIMUM OF 8' OF OPEN SPACE SHALL BE REQUIRED TO SEPARATE PARKING AREAS AND BUILDING SETBACK LINES.

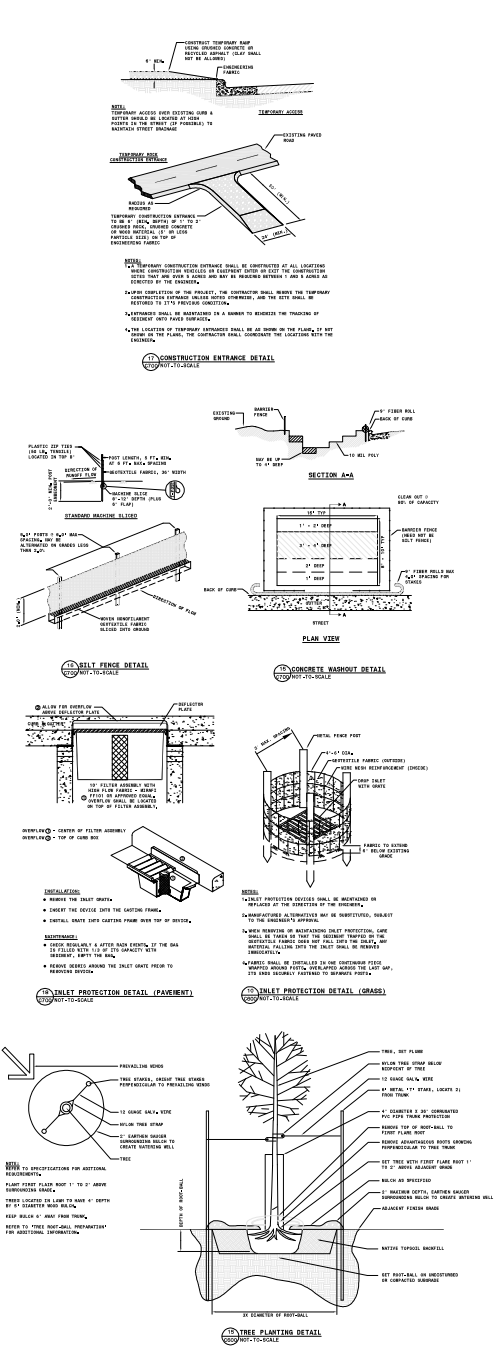
MIN OF 31' OF LANDSCAPED OPEN SPACE SHALL BE REQUIRED TO SEPARATE ACCESS DRIVEWAYS AND SIDE OR REAR LOT LINES UNLESS SAID DRIVEWAY IS USED AS A COMMON ACCESS TO TWO ADJACENT PROPERTIES.

PLANT UNITS REQUIRED
 SF OF LOT AREA x (471,000) = 347 UNITS REQUIRED
 LOT AREA = 91,774 SF x (471,000) = 347 UNITS REQUIRED
 UNITS PROVIDED = 370 (37 TREES)

- PLAN NOTES:**
- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF WEST FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
 - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-795-0555
 - CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
 - IF THE LAND BOUNDARY DENOTED ON THE PLAN ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OTHER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - ANY REPLACEMENT OF CURB & GUTTER AND/OR SIDEWALK SHALL BE DONE WITHIN FIVE WORKING DAYS.
 - ANY WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENTS SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK AND AN EXCAVATION PERMIT FROM THE CITY OF WEST FARGO ENGINEERING DEPARTMENT.
 - ANY WORK OR EXISTING CITY-OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
 - ANY UTILITY ABANDONMENTS SHALL BE COORDINATED WITH THE ENGINEERING DEPARTMENT AND FOLLOW ALL CITY STANDARDS.
 - THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL WHEN WORK OPERATIONS DISRUPT THE NORMAL TRAFFIC FLOW OF PEDESTRIANS AND OR VEHICLES SUCH AS LANE CLOSURES OR SIDEWALK CLOSURES.
 - ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEEDS, AND HYDRO-MULCHED.
 - THE CITY OF WEST FARGO STORM WATER MANAGEMENT PERMIT MUST BE SUBMITTED WITH THE SFP.

BENCHMARKS:

BM-1: TOP HUT OF HYDRANT
 ELEV: 904.68 NOV 20



EROSION CONTROL / LANDSCAPING PLAN

MBN
ENGINEERING

MECHANICAL • ELECTRICAL • CIVIL

503 7TH ST. N., SUITE 200
 FARGO, ND 58102
 PHONE: 701-478-6336
 FAX: 701-478-6340

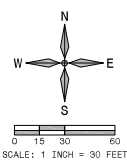
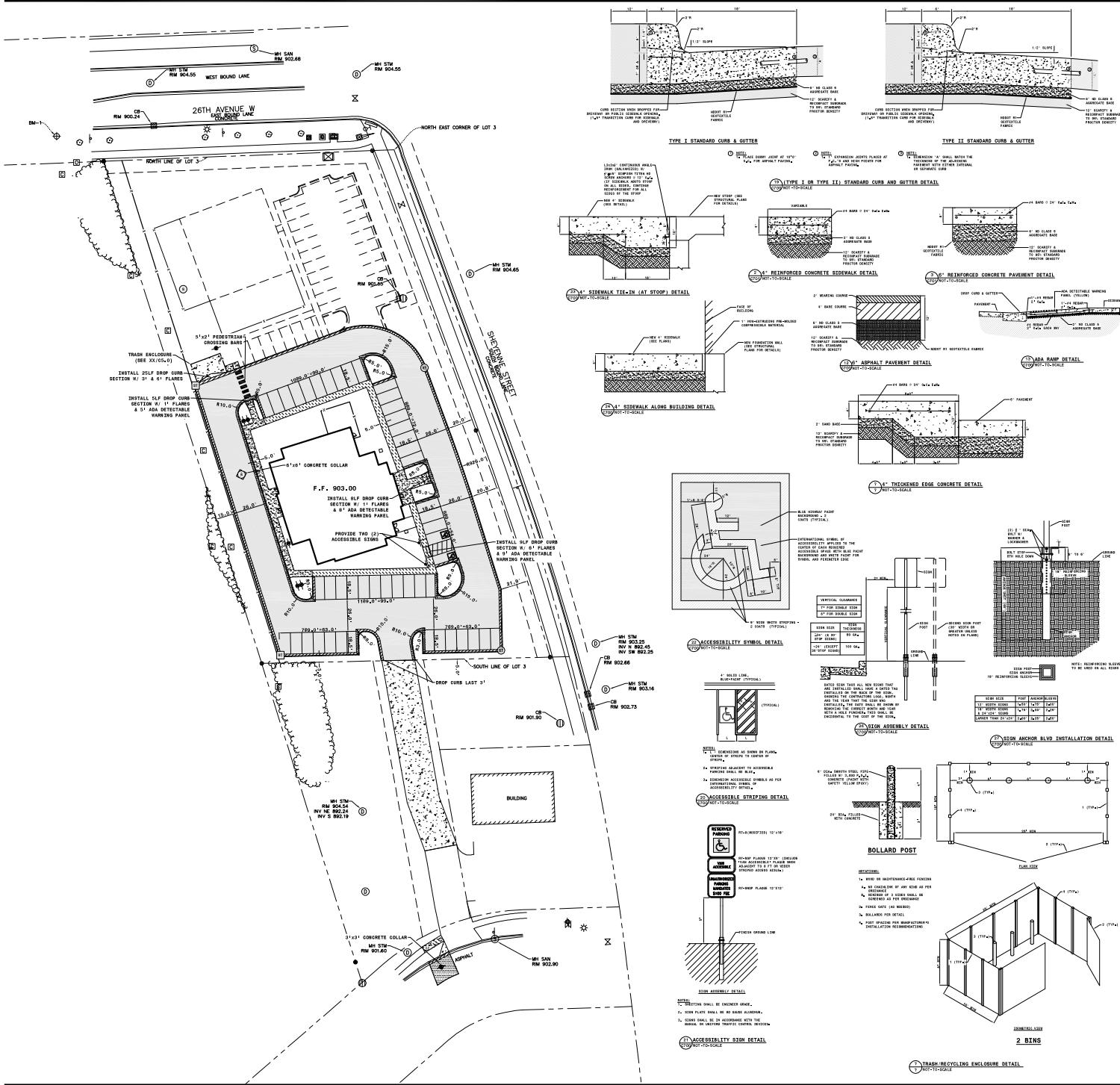
TWO RIVERS VETERINARY HOSPITAL CLINIC

WEST FARGO, NORTH DAKOTA

NOT FOR CONSTRUCTION

MBN JOB #: 22-281 DATE: 1-20-23

C2.0



SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ⊙ EXISTING PROPERTY PIN
- ⊙ EXISTING BENCHMARK
- ⊙ EXISTING VALVE
- ⊙ EXISTING STORM INLET
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING ELECTRIC TRANSPORTER
- ⊙ EXISTING COMMUNICATION PEDESTAL
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING TRAFFIC SIGN
- ⊙ EXISTING PEDESTRIAN PUSH BUTTON
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING TREE
- EXISTING TREE LINE
- NEW SIDEWALK
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW SANITARY MANHOLE
- NEW STORM INLET
- NEW STORM MANHOLE
- NEW FENCE
- NEW 4" REINFORCED CONCRETE SIDEWALK
- NEW 4" THICKENED EDGE CONCRETE SIDEWALK
- NEW 6" REINFORCED CONCRETE PAVEMENT
- NEW 5" ASPHALT PAVEMENT
- NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER
- NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER
- MATCH EXISTING PAVEMENT SECTION (FIELD VERIFY)

SITE NOTES:

OFF-STREET PARKING
 MEDICAL OFFICES AND CLINICS: 1 SPACE / 200 SF OF GROSS FLOOR AREA
 NEW RAMP SF: 7, RAMP SF: 17,200 = 40 SPACES REQUIRED
 SPACES PROVIDED: 48 STALLS (2 ACCESSIBLE)
 SHERIDAN STREET CORRIDOR OVERLAY DISTRICT
 MINIMUM BUILDING SETBACKS
 REAR: 10'
 SIDE: 10'
 FRONT: 45'

PLAN NOTES:

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- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-789-0555
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- IF THE LAND BOUNDARY DENTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA STATE HEALTH DEPARTMENT SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
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- THE CITY OF WEST FARGO STORM WATER MANAGEMENT PERMIT MUST BE SUBMITTED WITH THE SPPPPP.

BENCHMARKS:

BM-1: TOP HUT OF HYDRANT
 ELEV: 904.88 MVD 29

MBN
 ENGINEERING
 MECHANICAL • ELECTRICAL • CIVIL
 503 7TH ST. N., SUITE 200
 FARGO, ND 58102
 PHONE: 701.478.6336
 FAX: 701.478.6340

**TWO RIVERS
 VETERINARY HOSPITAL
 CLINIC**

WEST FARGO, NORTH DAKOTA



NEN JOB #: 22-281 DATE: 1-20-23

PAVING PLAN

C5.0

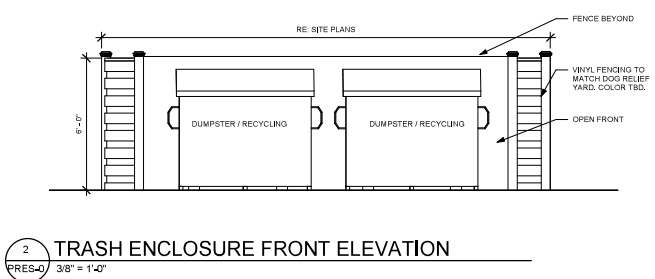
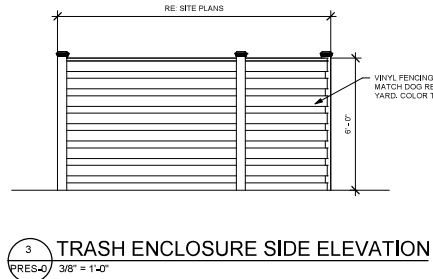
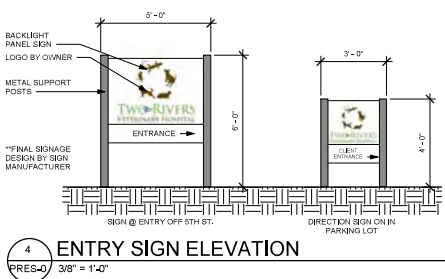
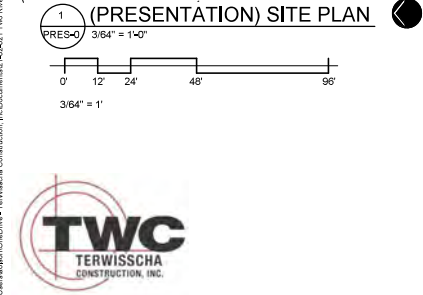
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TWO RIVERS VETERINARY HOSPITAL
2630 SHEYENNE ST. WEST FARGO, ND 58078
01/19/2023
PRESENTATION SITE PLAN

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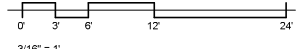


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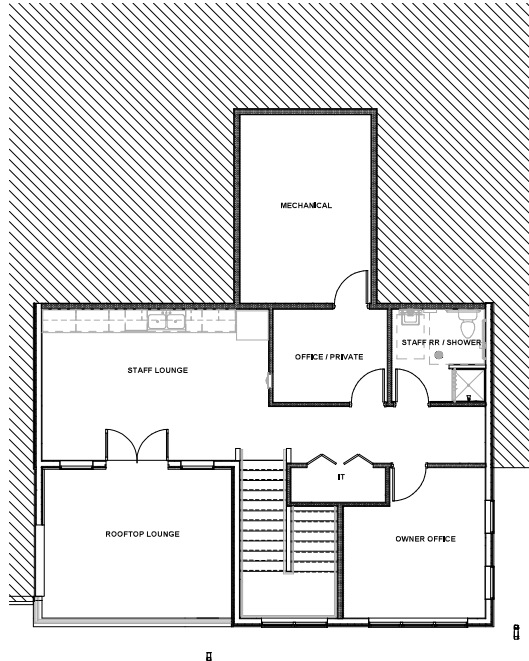
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1 FIRST FLOOR PLAN
PRES-1 3/16" = 1'-0"



AREA SCHEDULE	
Level	AREA
FIRST FLOOR	7654.26 SF
SECOND FLOOR FFE / TRUSS BRG	1202.01 SF
GRAND TOTAL	8856.27 SF



2 (PRESENTATION) SECOND FLOOR
PRES-1 3/16" = 1'-0"

TWO RIVERS VETERINARY HOSPITAL
2630 SHEYENNE ST. WEST FARGO, ND 58078
01/19/2023
FLOOR PLANS



1 (PRESENTATION) SOUTH
PRES-2 3/16" = 1'-0"



2 (PRESENTATION) EAST
PRES-2 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
1	SIDING - HORIZONTAL LAP MANUF: LP SMARTSIDE SIZE: 8" LAP (38 SERIES) CEDAR TEXTURE FINISH COLOR: TBD
2	SIDING - VERTICAL BOARD & BATTEN MANUF: LP SMARTSIDE SIZE: 1" BATTEN (540 SERIES) CEDAR TEXTURE FINISH COLOR: TBD
3	SIDING - SHAKES MANUF: LP SMARTSIDE SIZE: 38 SERIES STAGGERED SHAKES COLOR: TBD
4	MANUFACTURED STONE MANUF: ENVIRONMENTAL STONETWORKS STYLE / COLOR: TBD
5	EXPOSED WOOD COLUMNS / BEAMS COLOR: TBD
6	ROOFING #1 - ASPHALT SHINGLES MANUF: TBD COLOR: TBD
ADDITIONAL EXTERIOR MATERIALS	
WINDOWS:	RE WINDOW SCHEDULE
FLASHING:	COLOR TBD
SUPPLY:	COLOR TBD
GUTTERS/DOWNSPOUTS:	COLOR TBD
WINDOW TRIM:	COLOR TBD

EXTERIOR MATERIAL PERCENTAGES

NORTH ELEVATION	
SIDING	1650 SF
STONE	166 SF
GLASS/DOORS	74 SF
TOTAL	1890 SF

EAST ELEVATION	
SIDING	1063 SF
STONE	417 SF
GLASS/DOORS	218 SF
TOTAL	1698 SF

SOUTH ELEVATION	
SIDING	1340 SF
STONE	329 SF
GLASS/DOORS	236 SF
TOTAL	1905 SF

WEST ELEVATION	
SIDING	1487 SF
STONE	117 SF
GLASS/DOORS	246 SF
TOTAL	1850 SF

ELEVATION TOTAL PERCENTAGES	
SIDING	5510 SF (75%)
STONE	1029 SF (14%)
GLASS/DOORS	774 SF (11%)
TOTAL	7313 SF (100%)



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TWO RIVERS VETERINARY HOSPITAL

2630 SHEYENNE ST. WEST FARGO, ND 58078

01/19/2023

PRESENTATION ELEVATIONS



1 (PRESENTATION) WEST
PRES-3 3/16" = 1'-0"



2 (PRESENTATION) NORTH
PRES-3 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
1	SIDING - HORIZONTAL LAP MANUF: LP SMARTSIDE SIZE: 8" LAP (38 SERIES) CEDAR TEXTURE FINISH COLOR: TBD
2	SIDING - VERTICAL BOARD & BATTEN MANUF: LP SMARTSIDE SIZE: 1" BATTEN (540 SERIES) CEDAR TEXTURE FINISH COLOR: TBD
3	SIDING - SHAKES MANUF: LP SMARTSIDE SIZE: 38 SERIES STAGGERED SHAKES COLOR: TBD
4	MANUFACTURED STONE MANUF: ENVIRONMENTAL STONWORKS STYLE / COLOR: TBD
5	EXPOSED WOOD COLUMNS / BEAMS COLOR: TBD
6	ROOFING #1 - ASPHALT SHINGLES MANUF: TBD COLOR: TBD
ADDITIONAL EXTERIOR MATERIALS	
WINDOWS:	RE WINDOW SCHEDULE
FLASHING:	COLOR TBD
SUPPLY:	COLOR TBD
GUTTERS / DOWNSPOUTS:	COLOR TBD
WINDOW TRIM:	COLOR TBD

EXTERIOR MATERIAL PERCENTAGES

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TOTAL	1890 SF
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PRESENTATION ELEVATIONS



1 3D PERSPECTIVE 1
PRES-4



2 3D PERSPECTIVE 2
PRES-4



3 3D PERSPECTIVE 3
PRES-4



4 3D PERSPECTIVE 4
PRES-4



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PRESENTATION PERSPECTIVES