



Aaron Nelson, AICP Director of Planning and Zoning
Lisa Sankey, Planner
Breanna Siegler, Office Manager

www.westfargond.gov

West Fargo Planning & Zoning Commission Agenda
Tuesday, July 11, 2023 - 5:30 p.m.

1. Call to Order
2. Approval of Order of Agenda
3. Approval of Minutes – June 13, 2023
4. Public Hearing – A23-21 North Pond at The Preserve 15th Addition, Conditional Use Permit for a modified sign development plan as per section 4-460.9.2.c of the Sign Regulations to allow for shared signs at the driveway entrances for the development located at 336 23rd Avenue East (Lot 5, Block 1 of North Pond at the Preserve 15th Addition), City of West Fargo, North Dakota – Oporo. The purpose of the modified sign development plan would be for a tenant/business sign and a directional sign for all five lots (Lots 1-5, Block 1 of North Pond at the Preserve 15th Addition) within the subdivision.
5. Public Hearing - A23-22 Eagle Run Plaza 14th Addition, Replat of Lots 5 and 6 Block 1 of Eagle Run Plaza 1st Addition (3210 & 3224 Sheyenne Street), City of West Fargo, North Dakota – Stedman. Purpose of replat is to allow Northern property owner space to modify lot and better accommodate traffic.
6. Non-Agenda Items
7. Adjournment



Aaron Nelson, AICP Director of Planning and Zoning
Lisa Sankey, Planner
Breanna Siegler, Office Manager

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West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, June 13, 2023 - 5:30 p.m.
West Fargo City Hall

Members Present: Kathi Schwan, Aleya Leibfried, Eric Dodds, Joe Kolb, Mike Thorstad, David Gust

Members Absent: Brady Woodard

Others Present: Aaron Nelson, Lisa Sankey, Breanna Siegler, John Shockley

Minutes Submitted By: Breanna Siegler, Office Manager

Commissioner Kolb called meeting to order at 5:30pm and moved to approve agenda. Commissioner Dodds moved and Commissioner Leibfried seconded. Motion passed.

Commissioner Leibfried moved and Commissioner Dodds seconded to approve the minutes from May 9, 2023. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-4 Sandhills 6th Addition, a Subdivision 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. (Continued from May 9, 2023). Austin Morris spoke on development. No public comment. Commissioner Dodds moved to approve with condition noted in the staff report. Seconded by Commissioner Schwan. Commissioner Kolb motioned for vote. Commissioner Gust opposed, all others approved. Motion passed.

Commissioner Kolb opened a Public Hearing on – A23-17 Sandhills 7th Addition, a Subdivision and Rezoning from Agricultural to LI: Light Industrial of Auditor's Lot 1 (part of Section 2, T139N, R50W) and Lots 11 & 12, Block 9 of Meadow Brook Subdivision (2805 Gress Avenue), City of West Fargo, North Dakota – Restad. City staff recommended approval with no conditions. Kolb opened up discussion for public comment. No public comment. Commissioner Dodds moved to approve, Commissioner Schwan seconded. Commissioner Kolb moved to vote. Commissioner Gust opposed, all others approved. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-13 The Wilds 23rd Addition, a Subdivision and Rezoning from R-2: Limited Multiple Dwellings to R-3: Multiple Dwellings of Lot 1, Block 10 of The Wilds 21st Addition, City of West Fargo, North Dakota – Wildco LLC. Staff noted that the application for rezoning has been withdrawn by the applicant. Subdivision recommended for approval by staff. No public comment. Commissioner Kolb closed the Public Hearing. Commissioner Gust moved to



recommend approval of the replatting but not rezoning. Commissioner Dodds seconded movement to approve replat. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-14 Shiloh 2nd Addition, a Conditional Use Permit for increased and illuminated signage for institutional identification in a residential district for a church at 2200 Shiloh Street (Lot 1, Block 1 of Shiloh 2nd Addition), City of West Fargo, North Dakota – The Summit. City staff recommended approval with conditions. No public comment. Public Hearing was closed. Commissioner Leibfried motioned to approve with conditions specified in the staff report. Commissioner Thorstad seconded. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-19 Selberg's 2nd Subdivision, a Conditional Use Permit for Accessory Building greater than 1,000 ft² at 409 32nd Ave NW (Lot 10, Block 1 of Selberg's 2nd Subdivision), Cass County, North Dakota – Voigt. City staff recommended approval with conditions outlined. Brandon Schmidt, on behalf of Vincent Voigt, clarified building will have steel siding to match house and confirmed that it follows rules for setbacks. Public hearing closed. Commissioner Dodds moved to approve with conditions noted in the staff report, Commissioner Gust seconded. No opposition. Motion passed.

A23-15 Goldenwood 7th Addition, retracement plat of Lots 9 & 10, Block 1 Goldenwood 5th Addition (1292 & 1296 Goldenwood Dr), City of West Fargo, North Dakota – Hoffman. City staff recommended approval of application. Commissioner Dodds moved to approve, Commissioner Leibfried seconded. No opposition. Motion passed.

A23-16 Kost 5th Addition, retracement plat of Lots 6-8, Block 1 of Kost 1st Addition (1100 Center Street), City of West Fargo, North Dakota – R&T Nygaard Investments LLP. City staff recommended approval of retracement of plat. Commissioner Kolb moved to approve application, Thorstad seconded. No opposition. Motion passed.

A23-18 Sterling Industrial Park 1st Addition, an access request onto a minor arterial street, located at 640 16th Street NE (Lot 3, Block 3 of Sterling Industrial Park 1st Addition), City of West Fargo, North Dakota – RRMCC. City staff recommended approval of driveway location in application. Commissioner Thorstad moved to approve, Commissioner Gust seconded. No opposition. Motion passed.

A23-20 The Wilds 2nd Addition, a Simple Lot Split at 1020 & 1004 49th Terrace W (Lots 15 & 16, Block 1 of The Wilds 2nd Addition), City of West Fargo, North Dakota – Tollefson. City staff recommended approval of application. Commissioner Dodds moved to approve, Commissioner Leibfried seconded. No opposition. Motion passed.

Commissioner Kolb opened the floor for any non-agenda items to be discussed. Aaron Nelson expressed thanks to Commissioner Brady Woodard for his service on the Commission as his term is ending. There are now two extraterritorial positions vacant. Introduction of new Planning Office Manager Breanna Siegler to commission members. No further non-agenda items brought to the floor.

Commissioner Kolb requested motion to adjourn. Commissioner Gust motioned and Commissioner Schwan seconded. No opposition. Meeting adjourned at 6:29pm.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A23-22	SUBDIVISION
Eagle Run Plaza 14 th Addition	
Lots 5 & 6 Block 1 of Eagle Run Plaza 1 st Addition (3210 & 3224 Sheyenne Street)	
Applicant/Owner: Rial Stedman\Nancy Stedman; Sheyenne Holdings	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	07-11-2023
City Commission:	

PURPOSE:

Replat for a minor lot line adjustment to provide for continued commercial development.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	General Commercial (Dairy Queen & Eagle Run Crossing)
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	C0: Corridor Overlay
Total area size:	2.34 Acres
Proposed Lot size(s) or range:	Lot 1 – 62,336 ft ² ; Lot 2 – 39,610 ft ²
Adjacent Zoning Districts:	North – EMU: Entertainment Mixed Use South & West – PUD: Planned Unit Development East – R-1E: Rural Estate District
Adjacent street(s):	Sheyenne St (Arterial); 32 nd Ave W (Arterial)
Adjacent Bike/Pedestrian Facilities:	Shared Use Paths – 32 nd Ave W & Sheyenne St
Available Parks/Trail Facilities:	Not applicable
Park Dedication Requirements:	Not applicable

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application and proposed plat.
- The replat is necessary for a minor lot line adjustment. The south property owner (Dairy Queen) proposes to sell 12 feet of land to the north property owner to correct issues with traffic driving onto their property.
- The new lots meet the current zoning district requirements.
- The proposed replat does not affect any public easements or rights of ways; nor will it affect existing utility connections.

NOTICES:

Sent to:	Legal notices published in the Forum and notices sent to applicable agencies and departments.
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Comments Received in relation to preliminary plat:

- No comments received to date

STAFF REPORT

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

- The proposed application is consistent with the City plans and ordinances.

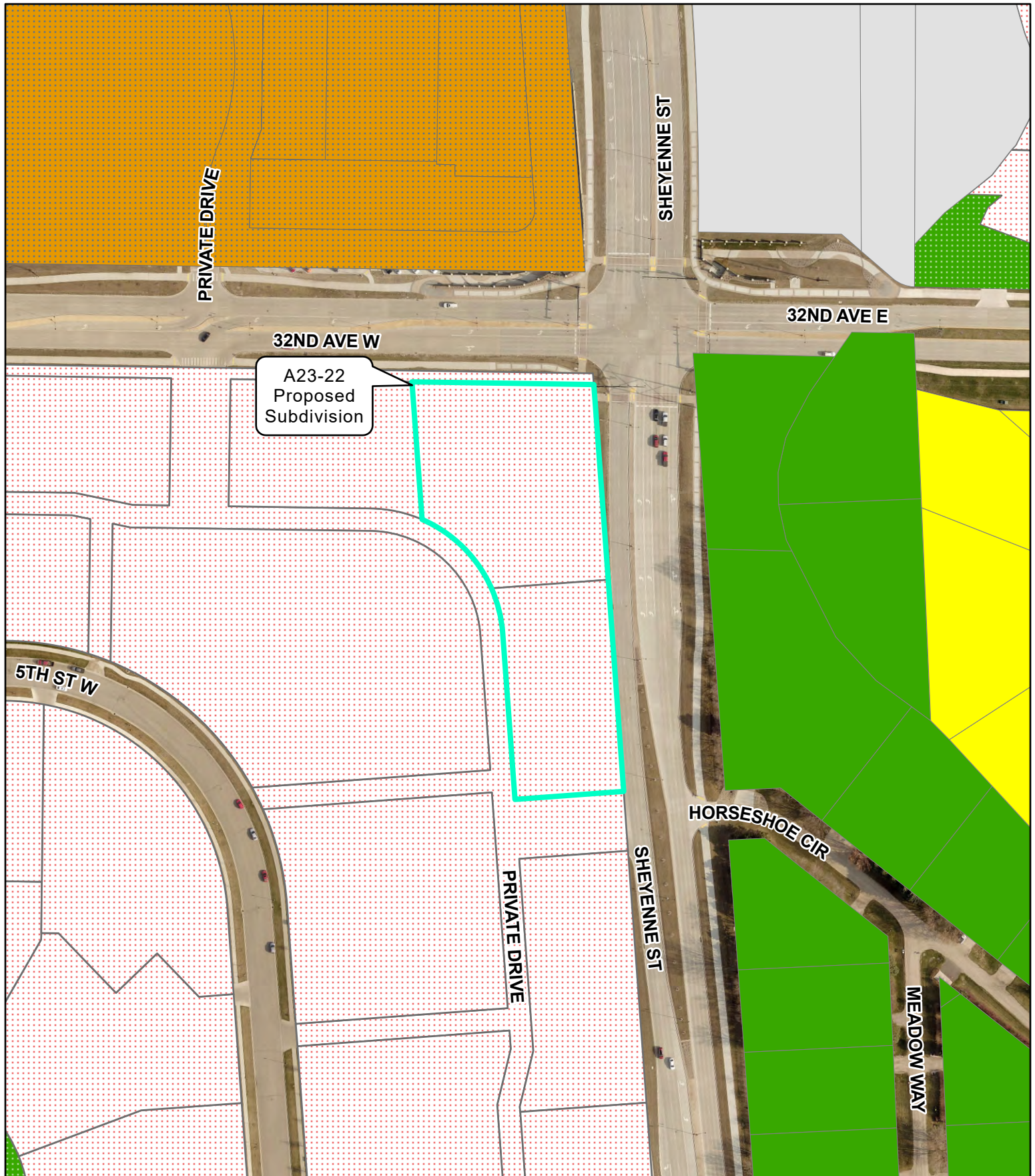
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

Attachments:

- Aerial map
- Zoning map
- Subdivision Plat





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



0 150 300 US Feet



PLAT OF
EAGLE RUN PLAZA FOURTEENTH ADDITION
TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 5 AND 6, BLOCK 1, EAGLE RUN PLAZA FIRST ADDITION TO
THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

CERTIFICATE
Jacob R. Duchshner, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "EAGLE RUN PLAZA FOURTEENTH ADDITION" to the City of West Fargo, a Replat of Lots 5 and 6, Block 1, EAGLE RUN PLAZA FIRST ADDITION, to the City of West Fargo, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; 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:
All of Lots 5 and 6, Block 1, Eagle Run Plaza First Addition to the City of West Fargo, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.
Said tract contains 2.34 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

PRELIMINARY

Jacob R. Duchshner
Registered Land Surveyor
REG. NO. LS-28251

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 Jacob R. Duchshner, 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

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "EAGLE RUN PLAZA FOURTEENTH ADDITION" to the City of West Fargo, a Replat of Lots 5 and 6, Block 1, EAGLE RUN PLAZA FIRST ADDITION to the City of West Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Jacob R. Duchshner, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct.

Owner: Lot 1: Sheyenne Holdings LLC

Donald A. Brown, President
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 Donald A. Brown, President and Albert D. Hoffart, Vice President, known to me to be the President and Vice President of Sheyenne Holdings LLC that is described in and who executed the foregoing instrument and acknowledged to me that they executed the same on behalf of Sheyenne Holdings LLC.

Notary Public, Cass County, North Dakota

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "EAGLE RUN PLAZA FOURTEENTH ADDITION" to the City of West Fargo, a Replat of Lots 5 and 6, Block 1, EAGLE RUN PLAZA FIRST ADDITION to the City of West Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Jacob R. Duchshner, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct.

Owner: Lot 2: Nancy Stedman

Nancy Stedman
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 Nancy Stedman, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same as her free act and deed.

Notary Public, Cass County, North Dakota

Mortgages: Lot 2: Security Savings Bank

BY: _____
ITS: _____

State of _____
County of _____

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 _____ of Security Savings Bank that is described in and who executed the foregoing dedication and acknowledged to me that he/she executed the same in the name of Security Savings Bank.

Notary Public, _____ County, _____

NOTES

TOTAL PLATTED AREA: 2.34 ACRES

NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT OF WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

BASIS OF BEARINGS: EAGLE RUN PLAZA FIRST ADDITION TO THE CITY OF WEST FARGO ACCORDING TO THE RECORDED PLAT THEREOF.



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. Dordie, President of
the West Fargo City Commission

Dustin Scott, Deputy 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. Dordie, President of the West Fargo City Commission and Dustin Scott, Deputy 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 as 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.

Dan R. Hanson, City Engineer
Registered Professional Engineer
NO. PE-4962

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 Dan 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 City Engineer.

Notary Public, Cass County, North Dakota

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 28251
 - IRON MONUMENT FOUND
 - (39,610) LOT AREAS IN SQ. FT.
 - L ARE LENGTH
 - R RADIUS LENGTH
 - A CENTRAL ANGLE
 - SECTION LINE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING LOT LINE
 - NEGATIVE ACCESS EASEMENT



0 60
Scale in Feet

SHEET 1 OF 1
PROJ. NO. 23340



STAFF REPORT

A23-21 Conditional Use Permit	
336, 350, 354, 362 and 368 23 rd Avenue East	
Lots 1-5, Block 1 of North Pond at the Preserve 15 th Addition	
Applicants: Jed LaPlante, Hofer Signs & Scenic Sign Owner: Oporo LLC & Vision Holdings Fargo, LLC	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	07-11-2023
City Commission:	

PURPOSE:

- Consideration of a modified sign development plan with all five lots as one unified development (River's Bend Medical Campus) for sign allocation purposes and focus on shared signage along 23rd Avenue East that would otherwise be considered "off-premise" signage.

STATEMENTS OF FACT:

Land Use Classification:	General Commercial
Existing Land Use:	Medical/Eye Centers (Under Construction); Vacant
Current Zoning District(s):	C: Light Commercial
Zoning Overlay District(s):	CO-I: Interstate Corridor & CO-SR: Sheyenne River Corridor
Total area size:	12.2 Acres
Adjacent Zoning Districts:	North – I-94 South – R-1A: Single Family Dwellings East – C: Light Commercial West – C-OP: Commercial Office Park
Adjacent street(s):	23 rd Avenue East (Collector)
Adjacent Bike/Pedestrian Facilities:	Multi-Use path along 23 rd Avenue East
Available Parks/Trail Facilities:	Park facilities within ½ mile accessible by sidewalks

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a Conditional Use Permit, a project description, sign specs, proposed sign allocation plan and simulated photographs of future signs. They are requesting consideration of a modified sign development plan in order to provide shared directional/tenant signage for medical facilities which are under construction and future development within the 5-lot subdivision.
- Modified Sign Development Plans are described within section 4-460.9.2.c of the sign code: *Parcels which are unusual in dimensions (large parcels with limited frontage) may have a modified sign development plan considered as a conditional use, particularly if the property is intended to be developed with multi-tenant building(s) and the allowable signage is very limited.*
- Staff finds that the subject property is unique in that three of the five lots do not have frontage on a public street, utilizing shared access easements instead. Since signage is typically placed along public streets for the purpose of business identification and wayfinding, the use of a modified sign development plan is warranted.
- The proposed modified sign development plan is intended to accomplish two things:

STAFF REPORT

- To establish all five lots as a single unified development for purposes of determining on-premise vs off-premise signage.
 - To establish a sign allocation plan for proposed and future signage as development occurs within the subdivision.
- The applicant is proposing multi-tenant signage located on Lot 5 that would advertise businesses located on other lots (Lots 2-5), which would typically be considered “off-premise” signage and which is restricted. The proposed modified sign development plan would establish all five lots as a single “premise” thereby allowing the proposed sign as a permissible “on-premise” sign.
- The proposed modified sign development plan also would establish a sign allocation plan to be used for the permitting of future signage within the subdivision. The sign allocation plan divides the maximum allowable signage amongst existing and future tenants within a given development. In this case, the applicant is proposing to established remaining allowable signage for each of the five lots, as show in the attached sign allocation plan. Multi-tenant signage for the development is currently proposed to be located on Lot 5 but will be deducted from
- The signage that the applicant is currently proposing meets all other requirements of the sign code.
- If approved, a conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted.
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - The proposed modified sign development plan appears consistent with the adjacent properties and does not appear to produce any negative effects. The applicant has indicated that the illuminated sign will not be facing the residential properties to the south and described the type of lighting (see attached email).
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.

STAFF REPORT

- No concerns noted.

NOTICES:

Sent to: Property owners within 350' and applicable agencies and departments

Comments Received:

- A call from a residential property owner from the south was received asking for more information.
- An email was received requesting information on brightness of the sign.
- A call was received from a residential property owner to the south protesting the larger sign, who indicated a letter would be forthcoming.

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

- Staff has determined that the parcels are in fact unusual in their arrangement and that the allotted signage is limited. If the City Commission concurs, a modified sign development plan would be consistent with City plans and ordinances.
- The objectives of the City Sign Regulations (4-460) appear to be met as the proposed signs thus far do not appear to diminish the objectives which are as follows:
 1. To establish standards which permit businesses a reasonable and equitable opportunity to advertise.
 2. To preserve and promote civic beauty and prohibit signs which would detract from this objective because of size, shape, height, location, condition, cluttering or illumination.
 3. To insure that signs do not create safety hazards.
 4. To preserve and protect property values.

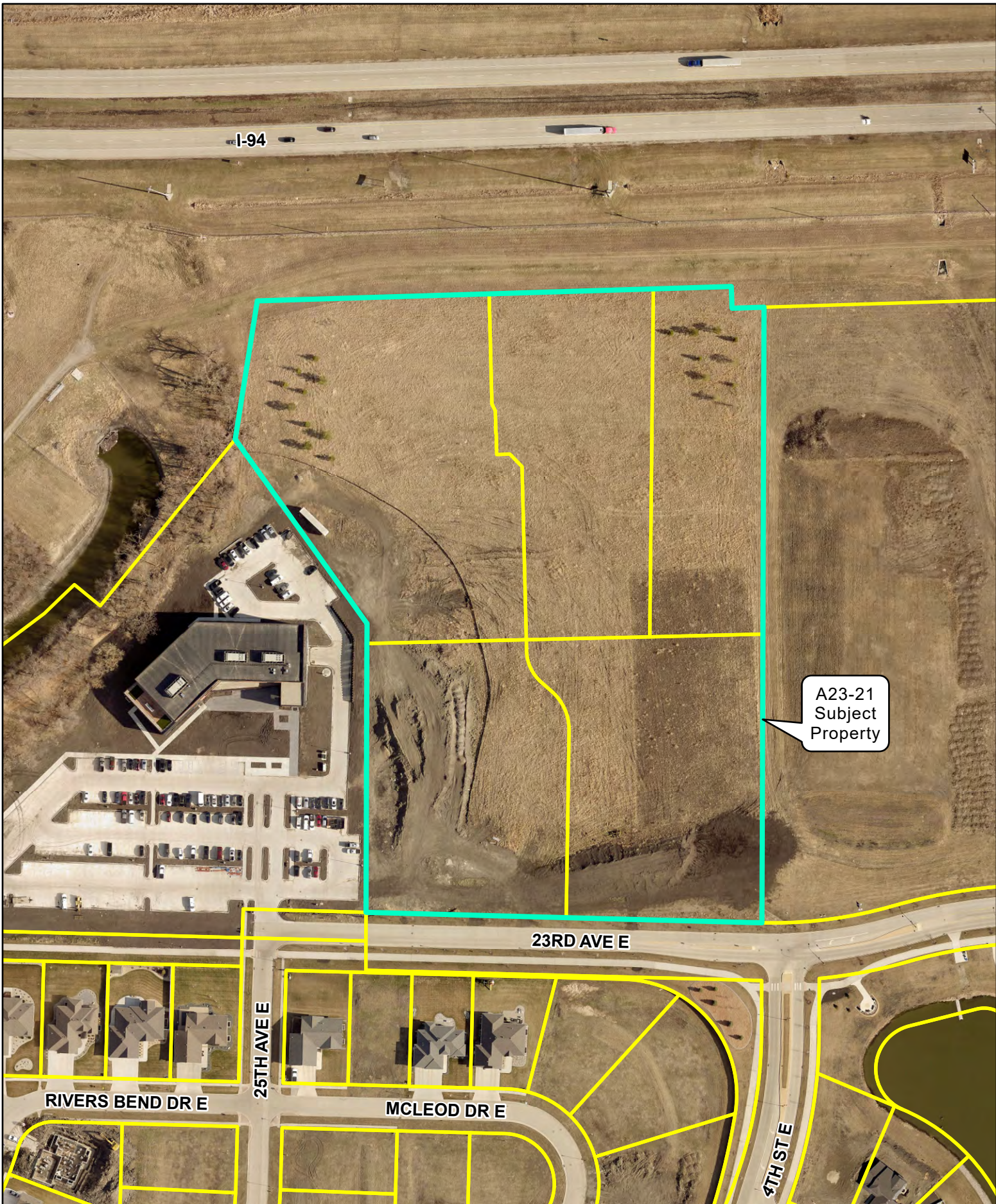
RECOMMENDATIONS:

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:

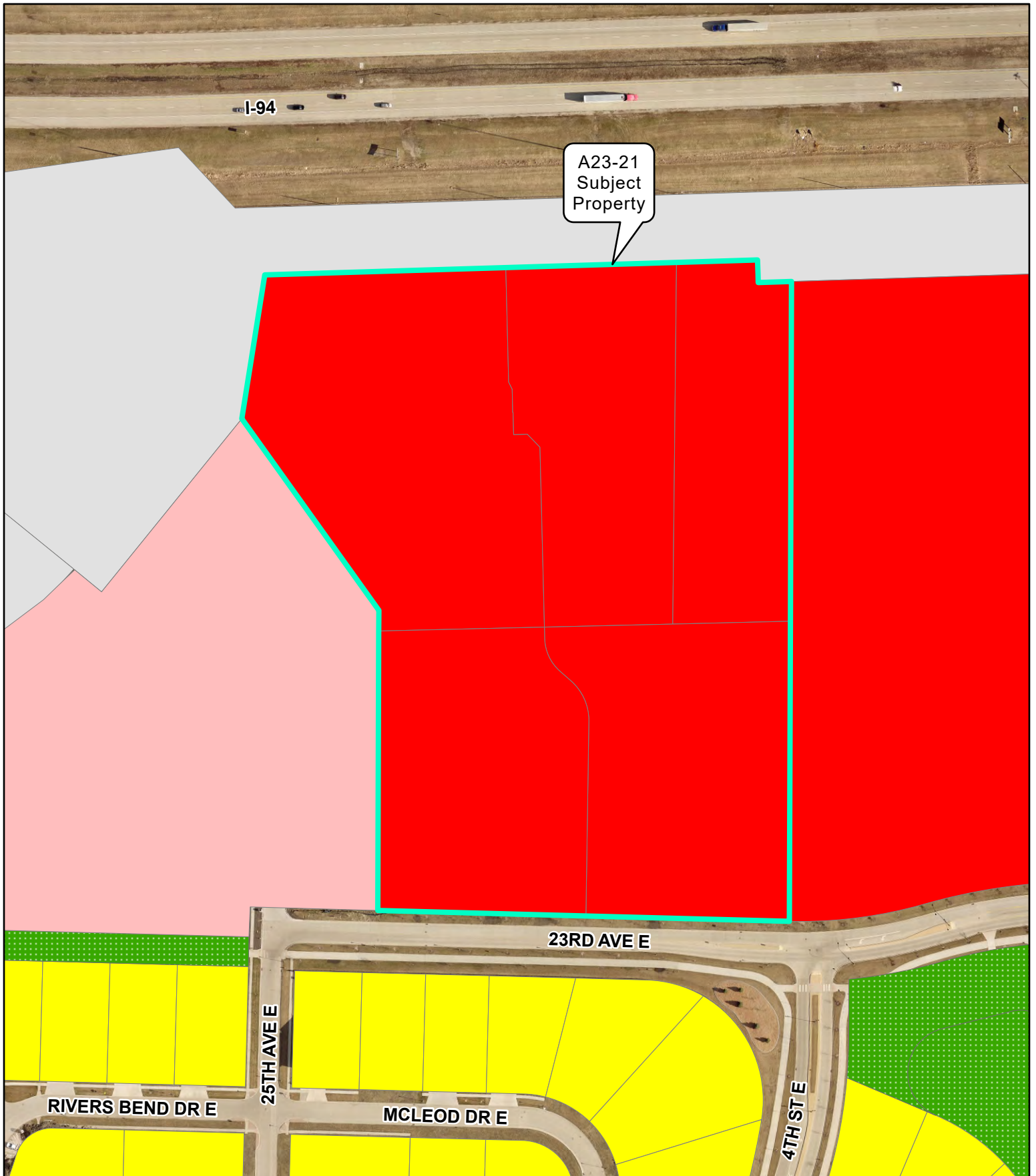
1. A Signed Conditional Use Permit Agreement which outlines details of the sign allocation plan is received.

Attachments:

- Aerial map
- Zoning map
- Project Description/Narrative
- Proposed Sign Allocation Plan
- Renderings of proposed signs
- Description of LED lighting



A23-21
Subject
Property





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
150
300

US Feet

MODIFIED SIGN DEVELOPMENT PLAN

RIVERS BEND MEDICAL PARK

LOTS 1-5 WITHIN (NORTH POND AT THE PRESERVE, 2ND ADDITION)

Rivers Bend Medical Park is comprised of lots 1-5 within North Pond at the Preserve, 2nd Addition. Lots 1,3,4, and 5 are owned by Oporo LLC. Lot 2 is owned by Vance Thompson, whom of which is also part of Oporo LLC.

The 5 lots are all considered part of the Rivers Bend Medical Park and share 2 common entrances off 23rd avenue, as lots 1,2, and 3 are set back behind lots 4 and 5.

Being that the only access to these 5 lots are the two common entrances off of 23rd Ave. The ownership group Oporo LLC is requesting a Modified Sign Development Plan to allow the five lots within Rivers Bend Medical Park to share a common, lit, ID, sign on the west side of the east entrance. This sign would have a header reading "Rivers Bend Medical Park" and Tenant Panels displaying the different businesses/tenants throughout the five lots. Along with a smaller, non-lit directional sign just stating Rivers Bend Medical Park, on the West side of the west entrance.

With the unique layout of these lots and having only having 2 entrances to access all areas within the medical park. It would be in the Publics, Businesses, and City of West Fargo's best interest to take into consideration this Modified Sign Development Plan. It will help ease of understanding the different business/tenants within this area and ultimately help the flow of traffic on 23rd avenue.

Please see blueprints and drawings provided for reference to our request stated above.

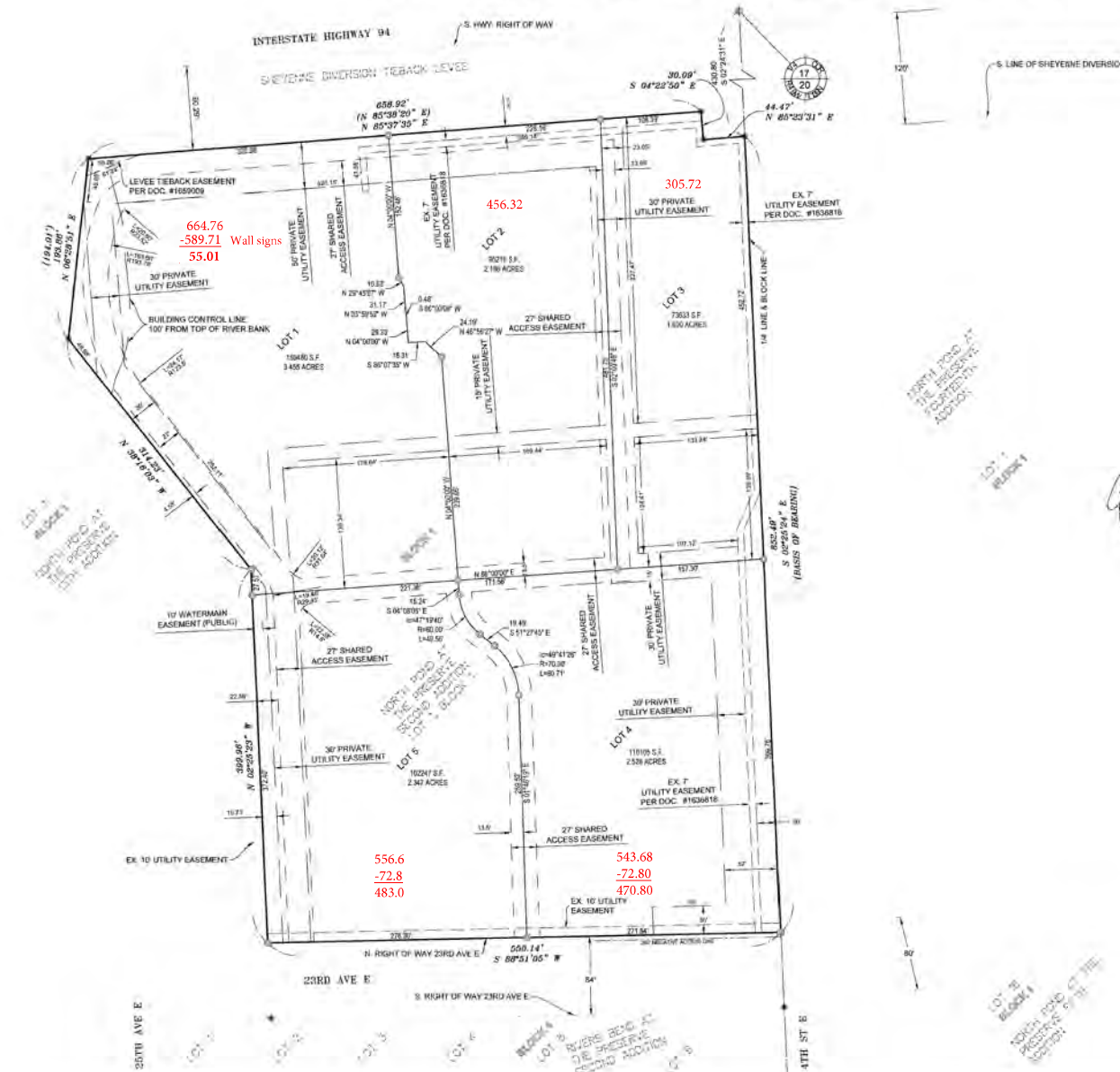
Proposed Sign Allocation Plan

PLAT OF NORTH POND AT THE PRESERVE FIFTEENTH ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF NORTH POND AT THE PRESERVE SECOND ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

OWNER
OFORD LLC
2829 UNIVERSITY DR. SOUTH SUITE 103
FARGO, ND 58103
PH: 701.356.4779

ENGINEER / SURVEYOR
KLJ ENGINEERING LLC
300 23RD AVENUE E. SUITE 100
WEST FARGO, ND 58103
PH: 701.253.5333
www.kljeng.com

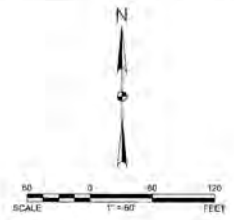


LEGEND

●	REBAR AND CAP FOUND
○	REBAR FOUND
—	3/4" REBAR AND LS 4067 CAP SET
---	NEW SHARED ACCESS EASEMENT LINE
---	NEW PRIVATE UTILITY EASEMENT LINE
---	EXISTING EASEMENT LINE
---	ADJACENT LOT LINE
---	PROPERTY BOUNDARY
---	LOT LINE
---	1/4" LINE
---	NEGATIVE ACCESS LINE
---	BUILDING CONTROL LINE

100'	RECORD DISTANCE
350.42'	MEASURED DISTANCE
(N 81°02'00" E)	RECORD BEARING
N 81°02'00" E	MEASURED BEARING

BASIS OF BEARING:
SURVEY IS BASED ON FARGO CDS HORIZONTAL DATUM. US
SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.



SHEET 1 OF 2 5/2/2022



1668258
Page: 1 of 1
4/17/2022 9:23 AM
PLAT: 1668258

STRUCTURE: ROUND PIPE
BASE POLE:
 O.D.: 12.75"
 LENGTH: 35' - 0"
DRILLED PIER FOOTING:
 3' DIAMETER
 11' - 0" DEEP
4" STD CONCRETE PAD W/
EMBEDDED WIRE MESH

All original designs are exclusive property of Scenic Sign Corp. BOX 881 ST. CLOUD MN 56302 (320) 252-9400 | 1320 5th AVE NE FARGO, ND 58078 1-800-486-8517

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PHOTO EYE: YES WO: #

PIPE FOOTING

STRUCTURE: ROUND PIPE

BASE POLE:

O.D.: 6.625"

LENGTH: 14' - 6"

DRILLED PIER FOOTING:

2' DIAMETER

6' - 6" DEEP

4" STD CONCRETE PAD W/

EMBEDDED WIRE MESH

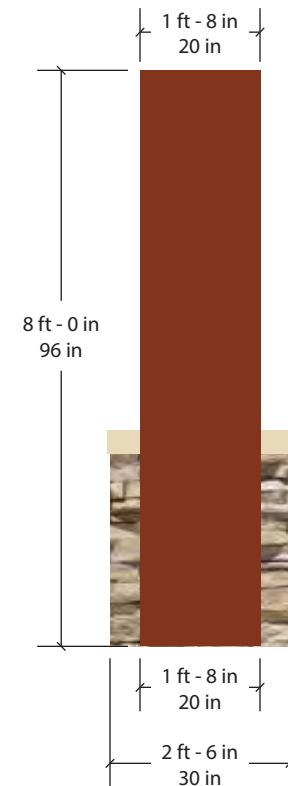
FILE NAME: HOFER-RIVER'S-BEND-MEDICAL-CENTER-WEST-FARGO-SOUTH-MON-V5.AI

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ELECTRICAL: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUND AND BONDING OF THE SIGN.

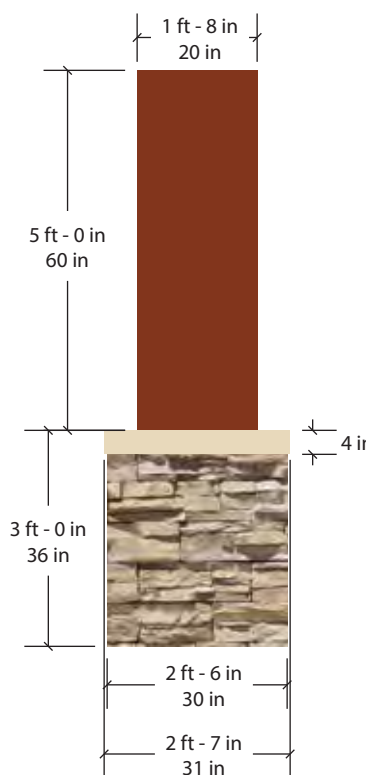
SIDE VIEW



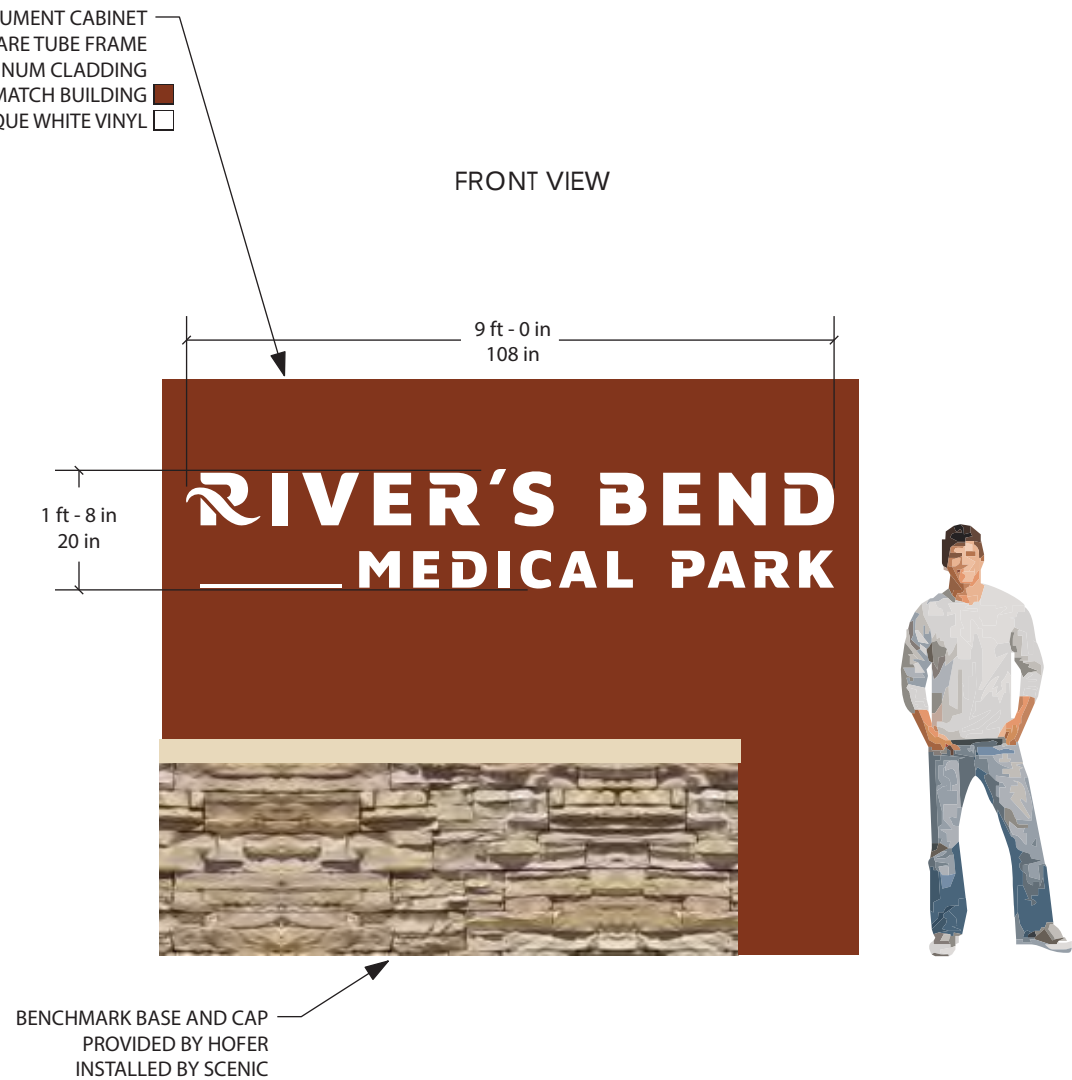
FRONT VIEW



SIDE VIEW



FRONT VIEW



ALL VIEWS SCALE: 3/8" = 1'

From: [Nick Qualley](#)
To: [Lisa A. Sankey](#); [Lee Hofer](#)
Cc: [Jed LaPlante](#)
Subject: RE: Riversbend Sign
Date: Friday, June 30, 2023 11:39:04 AM

Lisa,

Technical specifications.

The LEDS will burn at 170 lumens per mod which will be 250 lumens per foot.

The proposed lit tenant cabinet will have opaque black vinyl backgrounds with just the logos/names plotted out. The light will only pass through the area where the vinyl is plotted out for the logo/names of tenants within the medical park. This design emits the least amount of light VS having a white tenant panel background that emits light from all areas. Also, the monument is proposed to be positioned facing East and West, so all lit signage will project away from any residential.

The Rivers Bend Medical Park Channel letters are face lit with the same LEDS. Also positioned to face East and West. I Believe the streetlights would emit much more light to the adjacent residential neighborhood than anything coming from the sign.

If hours of operation for the lighting is required to get a conditional use permit, then I am sure Jed would be ok with those stipulation. We would just have to have an electrician hook up a timer to operate the lights at the specific times requested.

Let me know if you have any other questions regarding the lighting.

Sidenote. Lee and I are working on the amount of allowable signage to be taken off the lots for what would be used up by the monument signs. We will get that to you as soon as we are done with it.

Thanks!

Nick Qualley
Scenic Sign Corporation