



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

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West Fargo Planning & Zoning Commission Agenda

Tuesday, August 11th, 2026 - 5:30 p.m.

- A. Call to Order
- B. Approval of Order of Agenda
- C. Approval of Minutes- July 14th, 2026
- D. Regular Agenda
 - 1. Public Hearing- A26-13 Hope Lutheran Addition, a request for Conditional Use Permit (CUP) for an illuminated sign in a residential district and increased sign size for institutional identification at 4905 9th St W (Lot 1, Block 1 Hope Lutheran Addition)- Sankey
 - 2. Public Hearing- A26-15 Brooks Harbor 5th Addition, a request for rezone from PUD: Planned Unit Development to R-2: Limited Multiple Dwelling at 2250 5th St W (Lot 3, Block 3 Brooks Harbor 5th Addition)- Sankey
 - 3. A26-14 Midland 3rd Addition, a request for right-of-way access along the south property line onto 7th Ave from 805 7th St NE (Lot 1, Block 3 Midland 3rd Addition)- Sankey
- E. Non-Agenda Items
- F. Adjourn from Regular Agenda



West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, July 14th, 2026 - 5:30 p.m.

Members Present: Kathi Schwan, Morgan Forness, Chris Wehri, Mike Thorstad, Dave Gust, Joseph Haj, Matt Kopp, Alyssa Ommen

Members Absent: None

Others Present: Aaron Nelson, Lisa Sankey, Katie Schmidt, Jerry Wallace, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Coordinator

The meeting was called to order by Chair Thorstad at 5:30pm. Chair Thorstad asked for approval of the order of the agenda. Commissioner Gust motioned to approve; Commissioner Schwan seconded. No opposition. Motion passed.

Chair Thorstad asked for a motion to approve the meeting minutes from June 14, 2026. Commissioner Kopp moved and Commissioner Forness seconded the motion to approve the meeting minutes from June 14, 2026. No opposition. Motion passed.

Chair Thorstad opened a public hearing for A26-11 McMahon Estates 1st Subdivision, a request for Conditional Use Permit (CUP) for a detached accessory structure at 133 48th Ave E (Lot 7, Block 1 McMahon Estates 1st Subdivision). Chair Thorstad opened the floor for public comment. No public comments were made. Chair Thorstad closed the public hearing. Discussion held. Commissioner Wehri motioned to approve the conditional use permit with conditions listed by staff. Commissioner Ommen seconded. Roll call vote 7-0 to approve. Motion passed.

Chair Thorstad opened a public hearing for A26-12 North Pond at the Preserve 19th Addition, a request for replat at 350 23rd Ave E (Lots 1,4&5, Block 1 North Pond at the Preserve 15th Addition). Chair Thorstad opened the floor for public comments. No public comments were made. Chair Thorstad closed the public hearing. Commissioner Kopp motioned to approve the application with conditions listed by staff. Commissioner Gust seconded. Roll call vote 7-0 in favor. Motion passed.

Chair Thorstad opened a public hearing for A26-9 Growth Area Plan, consideration of approval and adoption. This item was continued from the June 9th, 2026, meeting. Director Nelson gave a brief history of the plan process and introduced Kevin Clarke from HKGi to give a presentation on the plan findings. Kevin presented the information. Discussion held. Chair Thorstad asked for public comment. One public comment was made. Chair Thorstad closed the public hearing. Commissioner Gust moved to approve the resolution of adoption and bring the plan to the City Commission for approval; Commissioner Ommen seconded. Roll call vote 7-0 in approval. Motion passed.



Chair Thorstad introduced an amendment to the General Plan for Urban Renewal and Urban Development, consideration of approval. Director Nelson described the amendment. Discussion held. Commissioner Kopp motioned recommended approval of the amendment to the plan to the City Commission. Commissioner Haj seconded. Roll call vote 7-0. Motion passed.

Chair Thorstad opened the floor for non-agenda items. No items were brought forth.

Chair Thorstad asked for a motion to adjourn from the regular agenda. Commissioner Gust moved to adjourn. Commissioner Wehri seconded. No opposition. Motion passed. Chair Thorstad adjourned from the regular agenda at 6:21pm.

STAFF REPORT

A26-13 Conditional Use Permit	
Hope Lutheran Addition	
4905 9th Street West (Lot 1, Block 1 of Hope Lutheran Addition), City of West Fargo, North Dakota	
Applicant: Caitlynd Evans – Indigo Signs Owner: Faith Lutheran Church	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	08-11-2026
City Commission:	

PURPOSE:

Allow for illuminated sign in and facing a residential district as well as increase in size for institutional signage as provided for as a conditional use in sections 4-460.7.14 and 4-460.9.1. of City Ordinances.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Church (currently under construction)
Current Zoning District(s):	R-1A: Single Family Dwelling District
Zoning Overlay District(s):	None
Proposed Zoning District(s):	N/A
Proposed Lot size(s) or range:	N/A
Total area size:	12.11 Acres
Adjacent Zoning Districts:	North & West - R-1A: Single Family Dwellings; East – A: Agricultural; South – PUD: Planned Unit Development (single family)
Adjacent street(s):	9 th Street W (collector); 6 th Street W (Local)
Adjacent Bike/Pedestrian Facilities:	Sidewalks and multi-use path along 9 th Street W; Multi-use path located along the east side of The Wilds development
Available Parks/Trail Facilities:	Park within the Wilds development within ½ mile accessible by multi-use path and sidewalks
Public Dedication Requirements:	N/A

DISCUSSION AND OBSERVATIONS:

- The applicant has applied for a conditional use permit to allow for a larger, illuminated monument sign along the north side of the south driveway entrance via 9th Street West.
- The proposed monument sign would be 12 feet high with two panels consisting of a 72 square foot face lit (internally illuminated LEDs) sign with the Hope Lutheran Church logo and channel letters with the name, information on service times and website, similar to their other churches within the metro area with an additional 48 square foot sign with the church's mission statement. There would not be an Electronic Message Center (EMC).
- The proposed sign would be facing north/south and located north of the southern driveway, which lines up with 50th Avenue West on the west side of 9th Street West. It's proposed to be set back 15 feet from the west property line and 30 feet from the north edge of the driveway.

STAFF REPORT

- 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. Under section 4-460.0.1.a, except provided for as a conditional use, maximum sign area may not exceed 32 square feet with a maximum height of eight feet.
- Similar applications have been approved for illuminated signs; however, those signs included Electronic Message Centers (EMC) at Lutheran Church of the Cross, Meadow Ridge Bible Chapel, Triumph West Church and Journey in Faith as well as Hulbert arena with the conditions that included limiting the hours of operation of the electronic message center to 6 am to 10 pm.
- Under the sign regulations, illuminated signs shall be shielded to prevent lights from being directed at oncoming traffic in such brilliance that it impairs the vision of the driver. Nor shall such signs interfere with or obscure an official traffic sign or signal.
- Standard brightness limits for illuminated signs vary by jurisdiction; however, it is common for municipalities to restrict brightness levels for the purpose of protecting adjacent properties and maintaining public safety (such as preventing the impairment of drivers' vision at night). Sign brightness levels are typically measured in relation to ambient lighting in units of brightness such as foot-candles or lux. Automatic dimming can be used to adjust sign brightness based on ambient lighting conditions.
- Due to the residential nature of the area, staff recommends capping sign brightness at 0.3 foot-candles above ambient lighting levels. This standard is consistent with similar CUPs for illuminated signs in recent years.
- A conditional use permit agreement is required to be signed prior to issuance of a sign 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 (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 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.
 - Illuminated signage is regulated by the sign code as summarized above in the discussion section. As with sign examples listed above, conditions for new signage could include hours of operation, time of day illumination to ensure the intensity of the lighting is reduced

STAFF REPORT

during dark, units of luminance (foot-candles) not to exceed a certain standard, lighting reflect industry standards for LED lighting, etc.

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 properties in the district.
 - There may be comments during the public hearing.

NOTICES:

Sent to:	Hearing notice published in the official newspaper. Property owners within 350' and applicable agencies and departments
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Comments Received:

- A call was received from a property owner to the south in the Ranch at the Wilds Addition, who was concerned with size and lighting.
- A call was received from a property owner to the northeast of the church property along 6th Street West who had questions regarding the request.

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

- The sign is accessory to the surrounding buildings and appears to be appropriately sized for the area. Public comments should be weighed when considering the application.

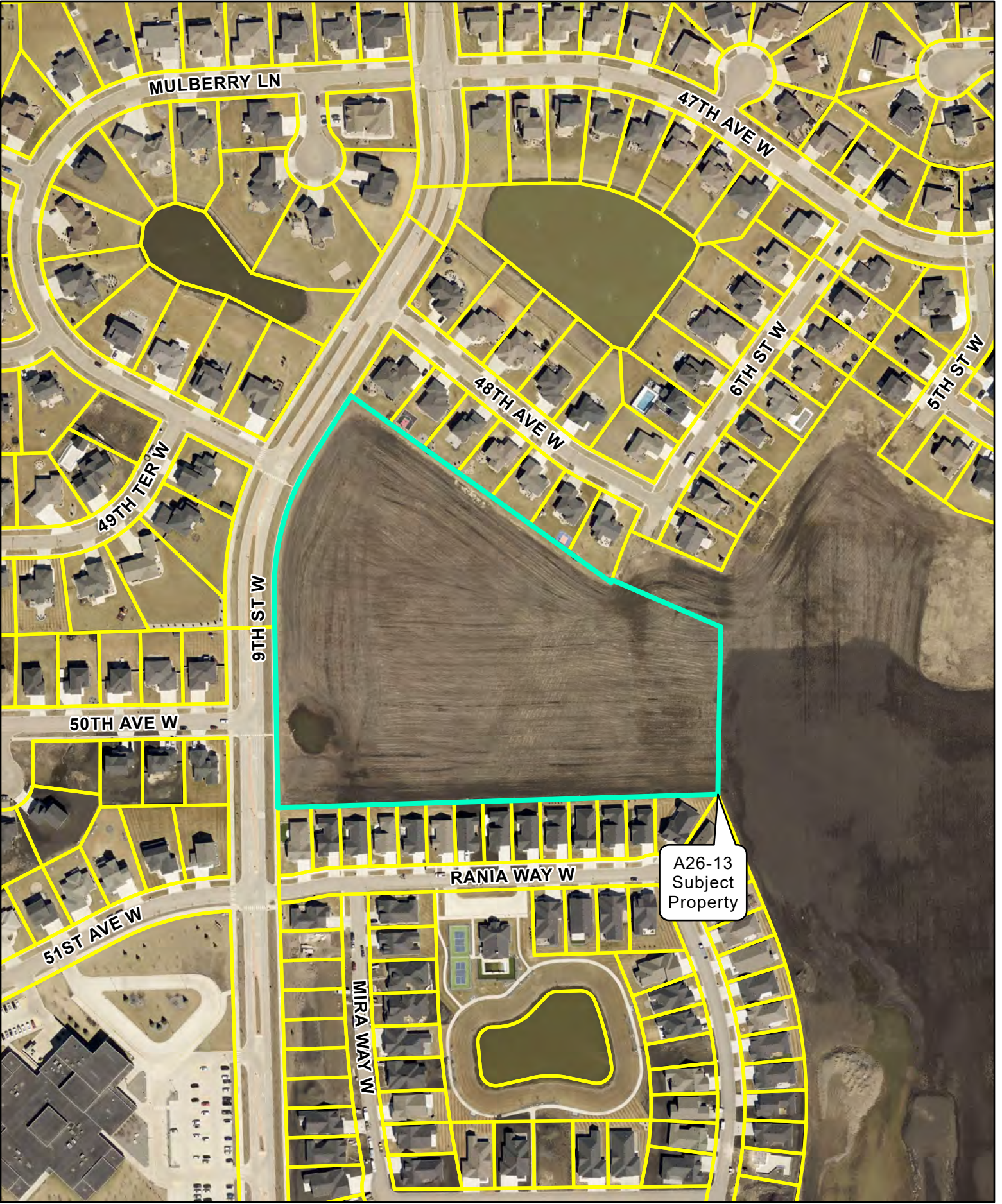
RECOMMENDATIONS:

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

1. A Signed Conditional Use Permit Agreement is received prior to City Commission approval.
2. The sign shall be constructed and installed as provided in the plans presented to the West Fargo Planning & Zoning Commission at their August 11, 2026 meeting.
3. The sign shall not exceed 0.3 foot-candles above ambient light, as measured 84 feet from the sign face.

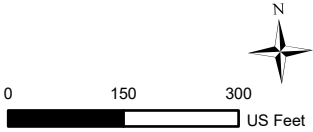
Attachments:

1. Location Map
2. Zoning Map
3. Site Plan
4. Sign Information provided by applicant



Features

Agenda Zone Lots





West Fargo Zoning

A: Agricultural	LI: Light Industrial	R-1SM: Mixed One and Two Family Dwelling
C: Light Commercial	M: Heavy Industrial	R-2: Limited Multiple Dwelling
C-OP: Commercial Office Park	P: Public	R-3: Multiple Dwelling
DMU: Downtown Mixed Use	PUD: Planned Unit Development	R-4: Mobile Home
EMU: Entertainment Mixed Use	R-L1A: Large Lot Single Family Dwelling	R-5: Manufactured Home Subdivision
HC: Heavy Commercial	R-1A: Single Family Dwelling	R-1E: Rural Estate
	R-1: One and Two Family Dwelling	R-R: Rural Residential





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Quote # 21268

Hope Lutheran Church

West Fargo, ND

Project Manager:
Jill Gustofson

Drawn by: BDK

Page Scale: 1/2" = 1' 0"
Page Size: 11 x 17

X

Drawing Date: 2/26/2026
Rev1 Date: 3/3/2026
Rev2 Date: 3/6/2026
Rev3 Date: 5/18/2026
Rev4 Date:

NOTICE

File location: Sharepoint\H\ Hope Lutheran Church\ Working Sketch Files\ WestFargo_DFmonument_21268

The ideas and designs contained in this original and unpublished drawing are the property of Indigo Signs and may not be used or reproduced in whole or part without written permission from Indigo Signs.

Due to the limitation of the printing process, the colors shown may not reflect actual colors.

Monument Sign

Structure: TBD
Cladding: Aluminum; paint TBD

Non-Illuminated Channel Carrier

Material: Steel frame + aluminum cladding
• Paint TBD

Illuminated Channel Letters + Logo + Pillbox

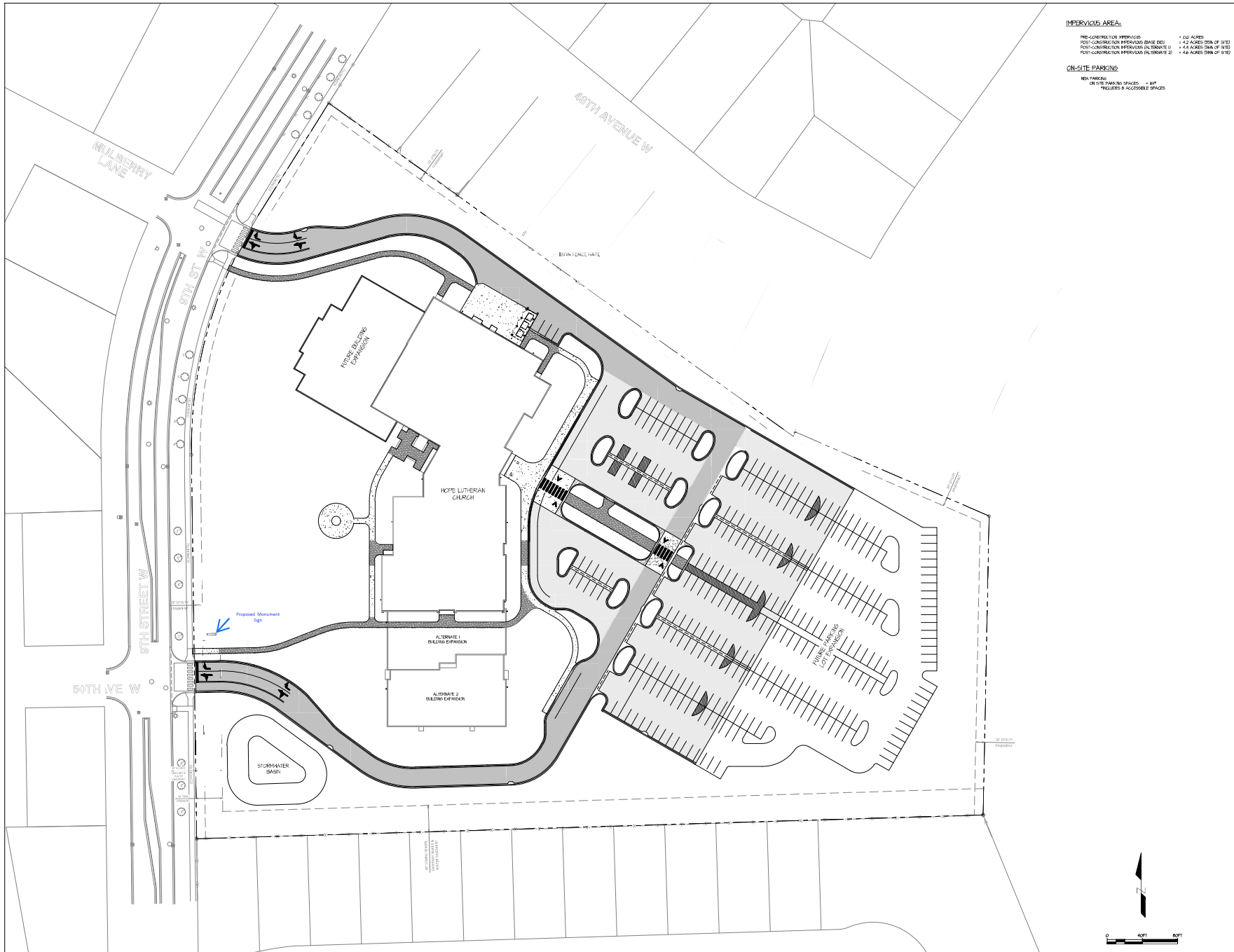
Lighting Direction: Face-Lit
Faces: Acrylic, white; with vinyl overlay
• 3630-25 Sunflower
• 3630-53 Cardinal Red
• 3630-149 Light Beige
Backs: 0.063 inch aluminum
Trimcap:
• 1"; Black (hope)
• 1"; Ivory (Logo channel + pillboxes)

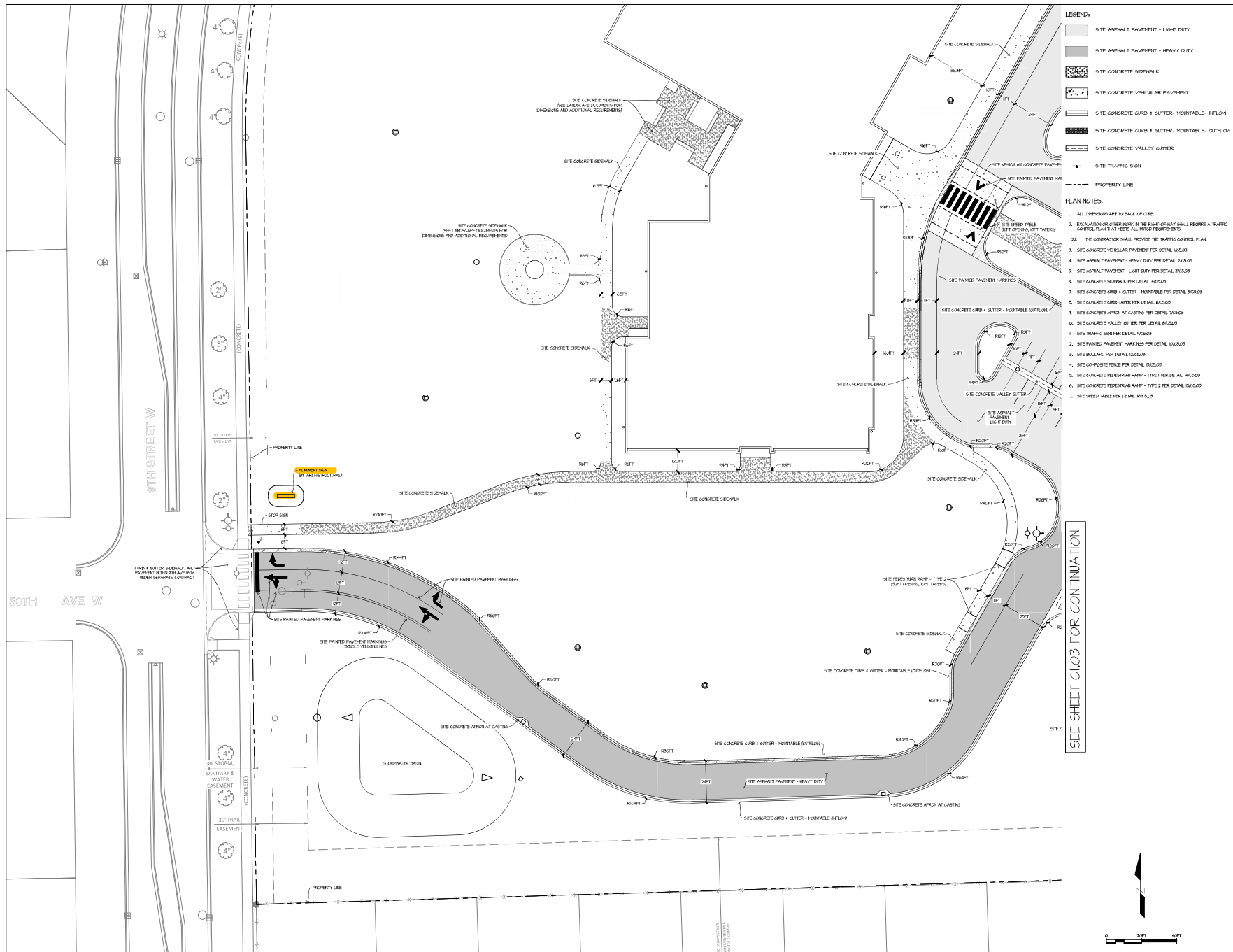
Returns: Black; 5 inch depth
Mounting: Remote to Channel Carrier
Distance around objects 905.90 inches

Illuminated S/F Building Cabinet

Material: Steel frame + cladding; Paint TBD
Face: Polycarbonate; white
Graphics: 3M film
• 3630-69 Duranodic







CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A26-15 REZONING	
Brooks Harbor 5 th Addition	
2250 5 th Street West (Lot 3, Block 3 of Brooks Harbor 5 th Addition), City of West Fargo, North Dakota	
Owner: Magnum Properties LLC Applicant: Brookstone	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	8/11/2026
City Commission Public Hearing and 1 st Reading:	
City Commission 2 nd Reading	

PURPOSE:

Rezone to allow for residential development.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Vacant
Current Zoning District:	PUD: Planned Unit Development
Proposed Zoning District	R-2: Limited Multiple Dwellings
Zoning Overlay District(s):	n/a
Total area size:	211,316 square feet (4.85 Acres)
Adjacent Zoning Districts:	North & West: P - Public South: R-1- One- and Two-Family Dwelling District East: C-OP Commercial Office Park, CO-Corridor Overlay, and CO-I Interstate Corridor Overlay
Adjacent street(s):	22nd Avenue East (Local); 5th Street East (Local)
Adjacent Bike/Pedestrian Facilities:	Existing along 22nd Avenue East and 5th Street East. Trail adjoining Brooks Harbor Elementary property.
Available Parks/Trail Facilities:	There is a trail connection westerly of Brooks Harbor Elementary. The school also has playground equipment and open play space. Brooks Harbor Fishing Pond and Eaglewood Park are nearby.
Park Dedication Requirements:	n/a

DISCUSSION AND OBSERVATIONS:

- The applicant applied for approval of a change of zoning from commercial use PUD: Planned Unit Development to R-2: Limited Dwelling District. Previous applications submitted and withdrawn by the applicant have included PUD zoning proposals for three & four-plex townhouse style structures with approximately 50 units.
- The applicant has submitted a site plan and artist's renderings for illustrative purposes showing 31 slab on grade patio homes on the lot and following the R-2 district standards for multiple dwellings.
- The property was originally zoned PUD with C-OP district standards in 2016 to allow for construction of a childcare facility for the Village Family Service. In 2021, a change of zoning to

STAFF REPORT

commercial use PUD: Planned Unit Development was approved to allow for a two-ice sheet youth hockey arena, as well as three commercial office park buildings.

- The R-2 district is intended to accommodate a variety of residential housing types (including single-family dwellings, twin homes, townhomes, and multi-family buildings containing no more than 8 units) along with related uses compatible with residential development (e.g., religious, educational, recreational uses).
- The proposed R-2 zoning is a residential district that is generally considered to be compatible with other residential zoning districts.
- Compared to development allowed by the existing PUD district, development under the R-2 district regulations is anticipated to result in less traffic generation overall.
- A representative from the West Fargo School district indicated they have no formal comments to submit at this time and will continue to monitor enrollment as the neighborhood continues to develop (email included in agenda packet).

NOTICES:

Sent to:	Public Hearing Notice Published in the Official Newspaper. Property owners within 150' and applicable agencies and departments.
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Comments Received:

- Emails from property owners asking for more information.
- A letter was received asking that the request be denied due to concerns regarding the R-2 zoning allowing for other uses should the applicant not follow through with the proposed development as submitted.
- An email was received indicating the preference for either homes for sale instead of rental or that the property remain commercial.
- An email was received with concerns regarding impact to the school, decreased property values, and increased traffic.

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

- There are several aspects of the West Fargo 2.0 plan that relate to the proposed rezoning.
- West Fargo 2.0 seeks to grow the City's economy and increase the City's commercial tax base by increasing the ratio of jobs and businesses in relation to residential land-use. The subject property has previously been zoned for commercial, office, and recreational uses. If approved, the proposed rezoning would eliminate the potential for such uses and would increase residential land-use in relation to other land uses.
- West Fargo 2.0 also recognizes the need for housing and to diversify the type of housing supply within the City. The proposed project would add to the diversity of housing options available within the City.
- For new residential areas, West Fargo 2.0 also places an emphasis on improved neighborhood and housing design, including such things as de-emphasizing garages, incorporation of front porches, and additional trees and landscaping.

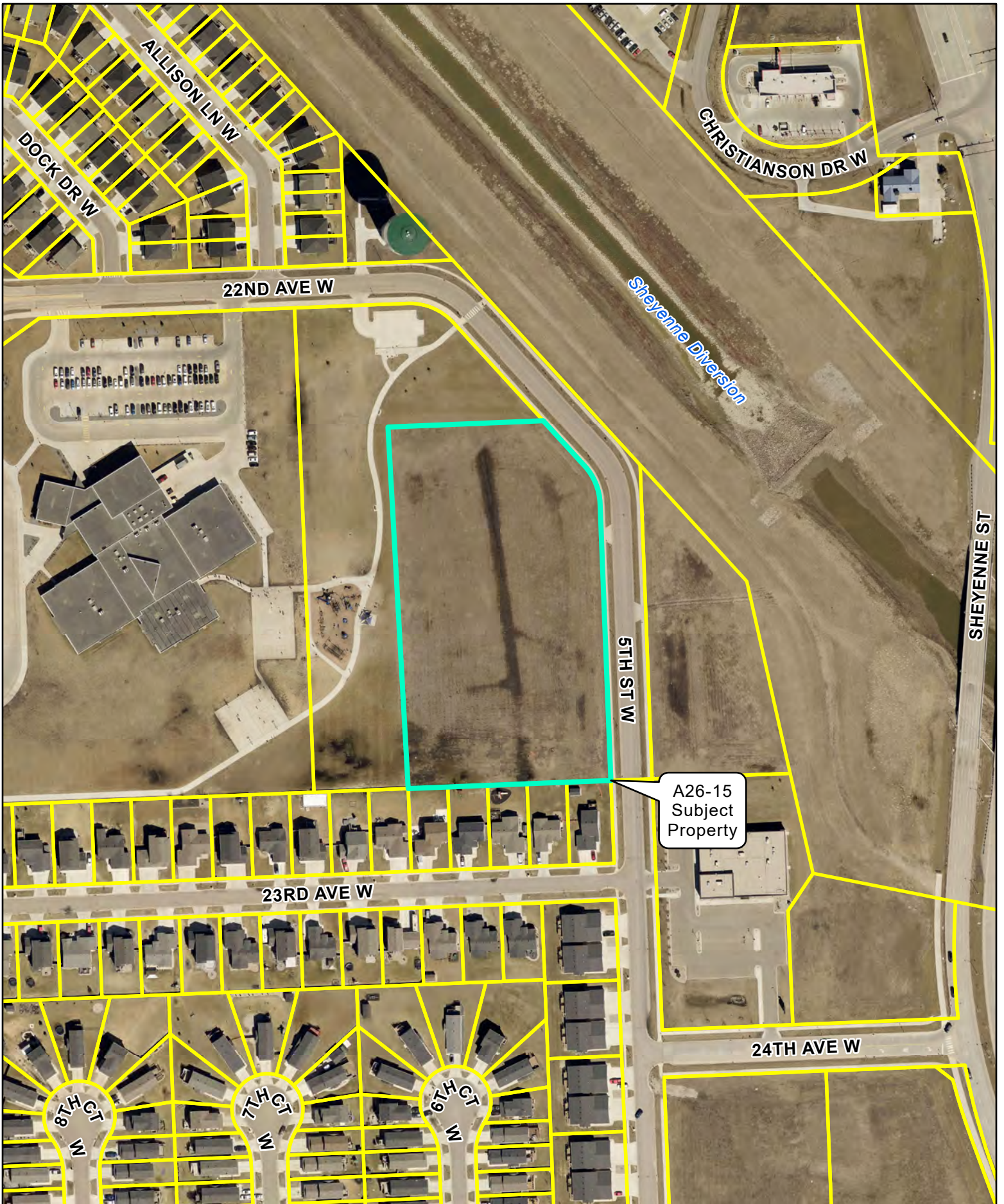
STAFF REPORT

RECOMMENDATION:

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

Attachments

- Aerial Location map
- Zoning map
- Applicant's site plan and renderings for illustrative purposes.
- West Fargo School Comments
- Comments received



A26-15
Subject
Property



Features

- Agenda Zone
- Lots





D:\07026 0566 15AM 21 Lowry Brook Filter\plan_2024\07026 Brooks Harbor Townhomes WF Drawings\04037 Project\Conceptual\04037 Concept 8.dwg



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ENGINEERING
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FARGO, NORTH DAKOTA 58104

REVISIONS

**BROOKS HARBOR
TOWNHOMES**
2250 5TH STREET WEST
WEST FARGO, NORTH
DAKOTA

**PRELIMINARY
NOT FOR
CONSTRUCTION**

LE JOB #	24037
PROJECT DATE:	7/7/2028
CHECKED BY:	AJT
DRAWN BY:	TJJ
APPROVED BY:	AJT

OVERALL
SITE
PLAN

Concept 9





From: [Mackowick, Elizabeth](#)
To: [Lisa Sankey](#)
Subject: Re: Proposed Brooks Harbor 5th Rezoning
Date: Tuesday, August 4, 2026 8:34:44 AM
Attachments: [cowflogo_a7216587-5247-4e10-84fd-1b43ada38b58.png](#)
[img-e23f2e0f-1eac-4a8b-8c95-dac0a66e12f9.png](#)

Dear Ms. Sankey,

Thank you for sharing the proposed Brooks Harbor 5th Addition rezoning request and providing an opportunity to comment.

At this time, the school district does not have any formal comments to submit for the record. We appreciate the ongoing communication from the city. While we recognize that continued development in this area will further tax the existing school attendance zone of Brooks Harbor, Liberty and Sheyenne, we also understand that construction is likely and we will continue to monitor enrollment as the neighborhood builds out.

Thank you again for including us in the review process.



Liz Mackowick

Business Manager

West Fargo Public School District #6

2028 2nd Ave. NW | West Fargo, ND 58078

Desk: (701) 499-1044

Wednesday, August 5, 2026

West Fargo Planning and Zoning Commission Members,

I am writing to express my concern regarding the rezoning of 2250 5th Street W in Brooks Harbor (the parcel near the school). I understand the need to develop this property, and I appreciate the effort to present a concept consisting of 31 slab-on-grade single-family homes.

My concern, however, is that the rezoning request is for R-2. Under R-2 zoning, three- and four-unit townhome buildings, which have been proposed over the last few years, are allowed if they meet the requirements of the zoning ordinance. My concern is that while the current proposal emphasizes single-family homes, a future owner—or even the current developer—could pursue higher-density residential development that is permitted within the R-2 district without another rezoning request. For that reason, I believe the Commission should evaluate the rezoning based on all uses that R-2 allows, not solely on the concept plan being presented at the meeting.

Neighbors have previously expressed concerns regarding increased traffic, school impacts, and neighborhood density when multifamily housing has been proposed for this property. Earlier this year, a representative of the developer discussed multifamily townhomes, and indicated that if those plans did not move forward, commercial shop units were another possibility.

As a neighboring property owner, the uncertainty is difficult to overlook. I support responsible development of this property, but I do not believe the requested R-2 zoning provides sufficient assurance that the land will ultimately be developed as the single-family neighborhood currently being presented. For these reasons, I respectfully ask the Commission to deny the rezoning request.

Thank you for your consideration,

Sarah Griesbach

606 23rd Ave W, West Fargo



From: [REDACTED]
To: [Lisa Sankey](#)
Subject: Development Proposal
Date: Thursday, August 6, 2026 7:33:00 PM

Dear Lisa,

Concerning the proposal to rezone the lot that is located behind our house. We would prefer that it stay commercial. We would not mind if the area is rezoned to residential if they would only build homes for sale. However, we understand that if it is rezoned to residential, we do not really have much say in what gets built behind our house. Thus, we would prefer it stay zoned as commercial.

If it does get rezoned to residential, and the owner moves forward with their current proposal of homes along our property line and rental properties in the rest of the development, we have some concerns. Our primary concern is the transient nature of tenants. Rentors do not have much of an incentive to care for their neighborhood or properties. Also, in the proposed development, there is minimal parking. Currently, when there is a school event or an event at the Just for Kicks studio, our street is flooded with parked cars since there isn't any other parking around. All overflow parking for the development would be on our street or in the houses north of the property in question.

Regards,
Joel Knudsen

From: [REDACTED] Chad Olson
To: [Lisa Sankey](#)
Cc: [REDACTED]
Subject: 2250 5th st west
Date: Thursday, August 6, 2026 11:00:17 PM

I am going to be out of town next week so will not be able to attend the hearing so I am asking that it be rescheduled to a time that I can be there as I understand 3 of us wont be there so there will not be a quorum met for this meeting.

I am the Postmaster of Horace ND and have dealt with Brookstone developments.

I have asked Matt the president several times to call me over this this to discuss options.

I have asked the rep from the company trying to sell the land the same thing.

I have not received a single call.

Based on my experience the developers are after one thing and that is profit.

Rezoning this in my opinion will open a new can of worms as they cannot be trusted to be true to their word.

I have explained to them the school situation and how we cannot afford more students and suggested that they make it a 55 and older community.

I was told this was discriminatory and I explained we have them all over as when I was looking for a place for my parents they were there.

The developers will not honor what they are proposing in my experience.

They are simply trying to get it rezoned to what they need to proceed with their original plans with no guarantees of honoring what they are proposing.

I do not want houses facing me for one and absolutely do not accept trees as a barrier.

The development that they are proposing will decrease the value of our properties.

I am more than still willing to meet with them but obviously they do not value our input.

We already have a parking and picking up kids issue as currently the line for picking up kids goes from the school all the way to my house on 504 23rd ave w.

It is already dangerous for the kids now and this will make it worse.

Thank you for your consideration.

From: [REDACTED] Jason Toso
To: [Lisa Sankey](#); [Planning Department Email](#)
Subject: Brooks Harbor Lot
Date: Monday, August 3, 2026 5:13:43 PM

Lisa,

With the upcoming meeting regarding changing the zoning from a PUD to R-2 for the Brooks Harbor Lot, I do have a couple questions I would like to run by the planning department.

1. Can the current proposed plan of 31 slab-on-grade, single story homes be built under the current PUD zoning classification or would it be required to change the zone to R-2?
2. If the developer is successful in their pursuit of rezoning, is there any duty owed by the developer to the city to develop the plan that was presented when requesting the change? (For example, the 31 single story-SOG homes) I would imagine the answer is “no”, and the developer could change the plan however they desired as long as it fell under the R-2 requirements. Please confirm.

For what it’s worth, a large portion of the local community would still prefer to see a commercial development that benefits the community as opposed to additional housing that stresses the current community resources.

Thank you for your time.

STAFF REPORT

A26-14 ACCESS REQUEST	
Midland 3 rd Addition	
805 7 th Street NE (Lot 1, Block 3 of Midland 3 rd Addition)	
Applicant: Matt Prochniak, Moore Engineering Owner: Nordick Group	Staff Contact: Lisa Sankey
Planning & Zoning Commission:	8-11-2026
City Commission:	

PURPOSE:

Request full access onto a collector roadway.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	Warehouse/Manufacturing
Current Zoning District(s):	M: Heavy Industrial
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay District
Total area size:	10.98 Acres
Adjacent Zoning Districts:	M: Heavy Industrial
Adjacent street(s):	7 th Street NE (Local); 7 th Ave NE (Collector); 9 th Street NE (Minor Arterial)
Adjacent Bike/Pedestrian Facilities:	Not applicable
Available Parks/Trail Facilities:	Not applicable
Park Dedication Requirements:	Not applicable

DISCUSSION AND OBSERVATIONS:

- The applicant is requesting approval for driveway access onto 7th Avenue NE, which is a limited access collector roadway.
- Section 2-0119 of the City Ordinances requires City Commission approval upon recommendation of the Planning & Zoning Commission for access to arterial and collector roadways.
- Streets that are classified as Collectors and Arterials are designated as limited access streets to provide for better movement of traffic. Arterials should be oriented toward mobility (speed and capacity) rather than access, while local streets provide high levels of access. Collectors should provide a balance between access and mobility. Appropriate access control preserves the capacity on arterial streets, reducing the need for traffic to divert to local streets.
- The applicant is making this request in conjunction with a building expansion at the subject property. The proposed driveway would serve the subject property as well as provide joint access for the adjacent property located at 702 9th Street NE, which is needed to preserve access control for the new roundabout at the intersection of 9th Street NE and 7th Ave NE.
- The City's Subdivision Ordinance under 4-0406.3.J.(4) allows spacing of driveways and intersections along collector streets in developing areas is 300 feet with a minimum spacing of 150 feet. Due to the proximity to the roundabout, no additional access would be allowed to service the property.
- The access point in question is approximately 250 feet from the nearest driveway or intersection.
- Staff has reviewed the request, which meets minimum spacing requirements as currently outlined within the subdivision ordinance.

STAFF REPORT

NOTICES:

Sent to:	Applicable agencies and departments
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Comments Received:

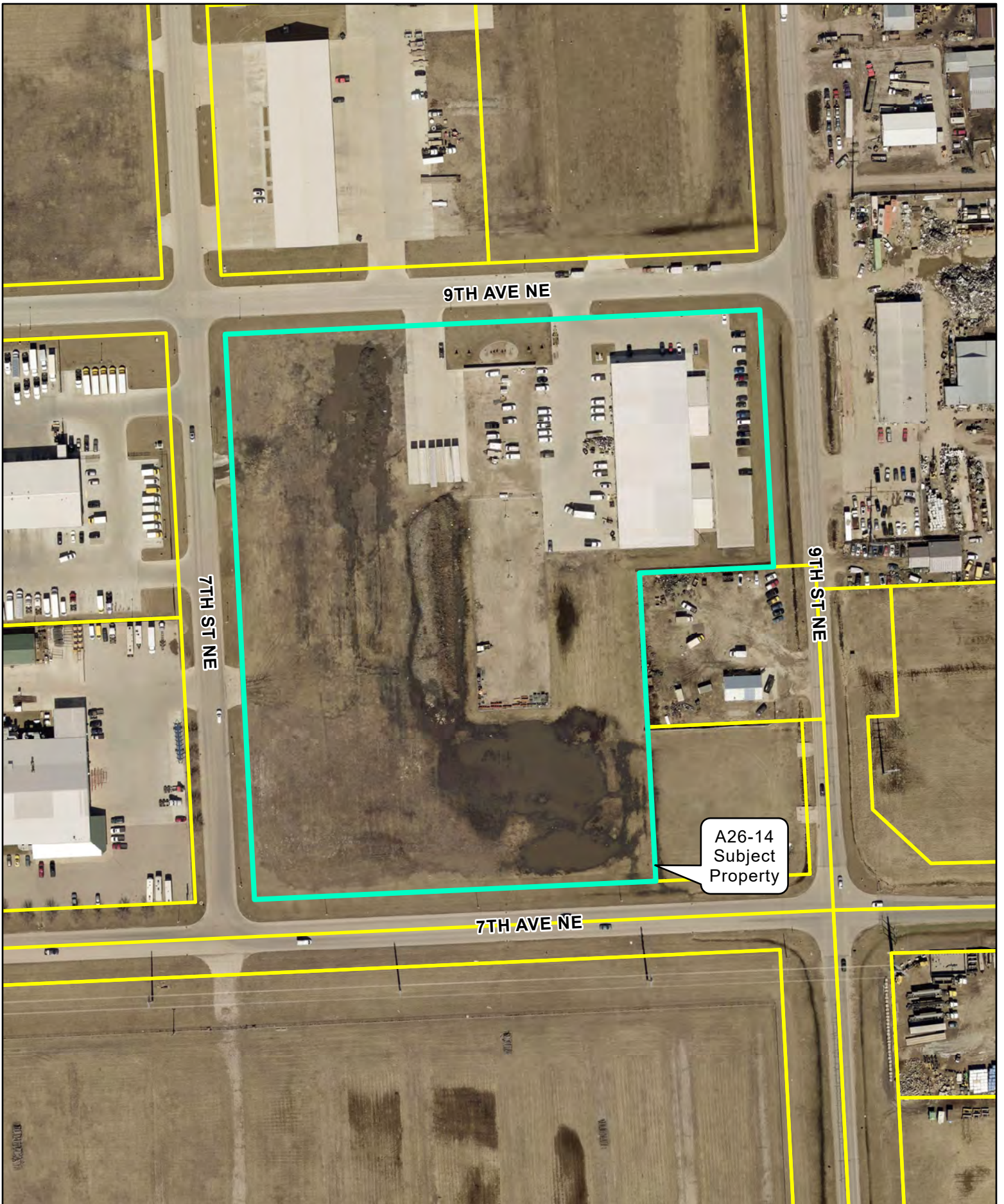
- None to date.

RECOMMENDATIONS:

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

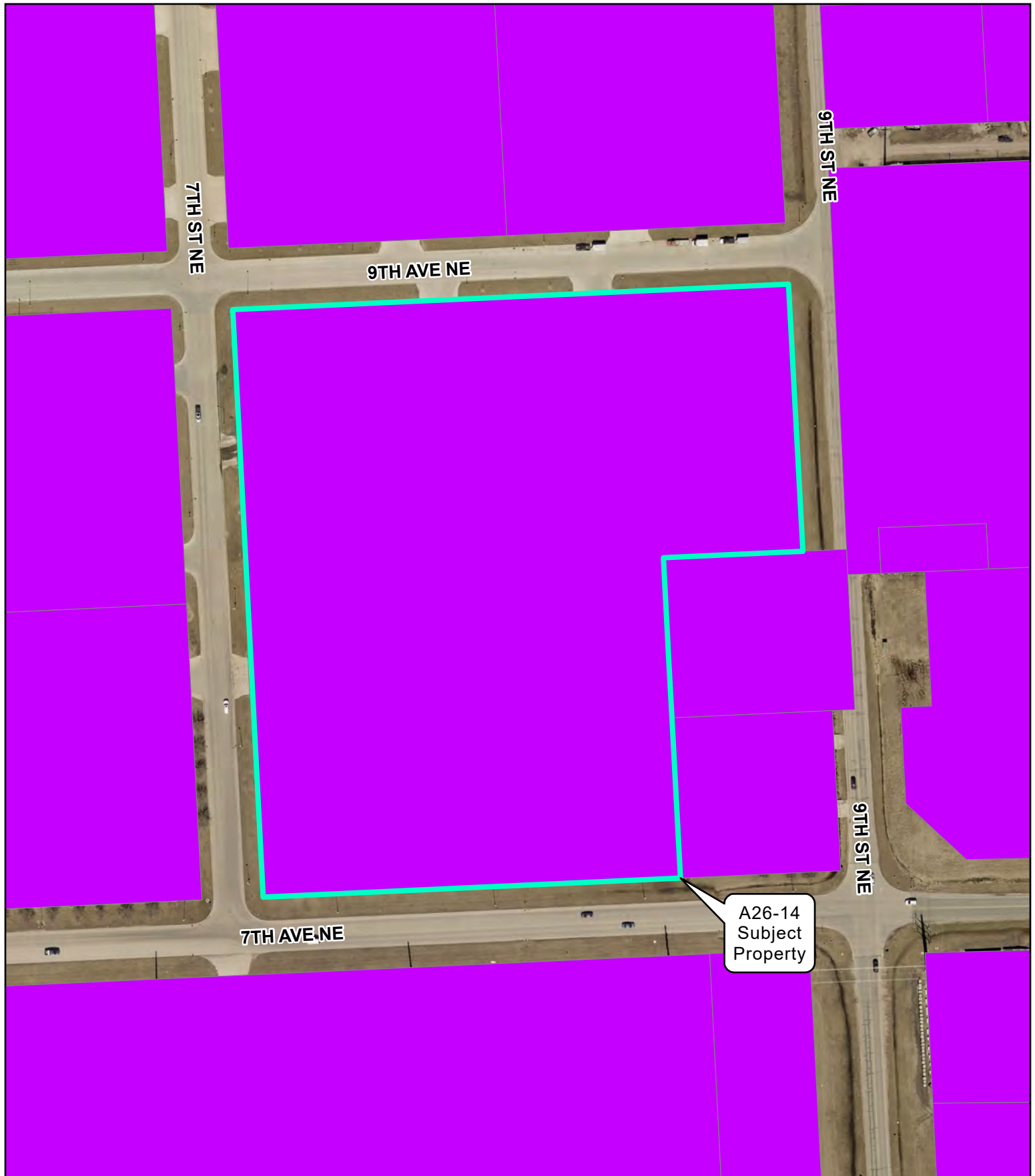
Attachments:

- Aerial Map
- Zoning Map
- Applicant's site plan, illustrating proposed access location.



Features

 Agenda Zone  Lots

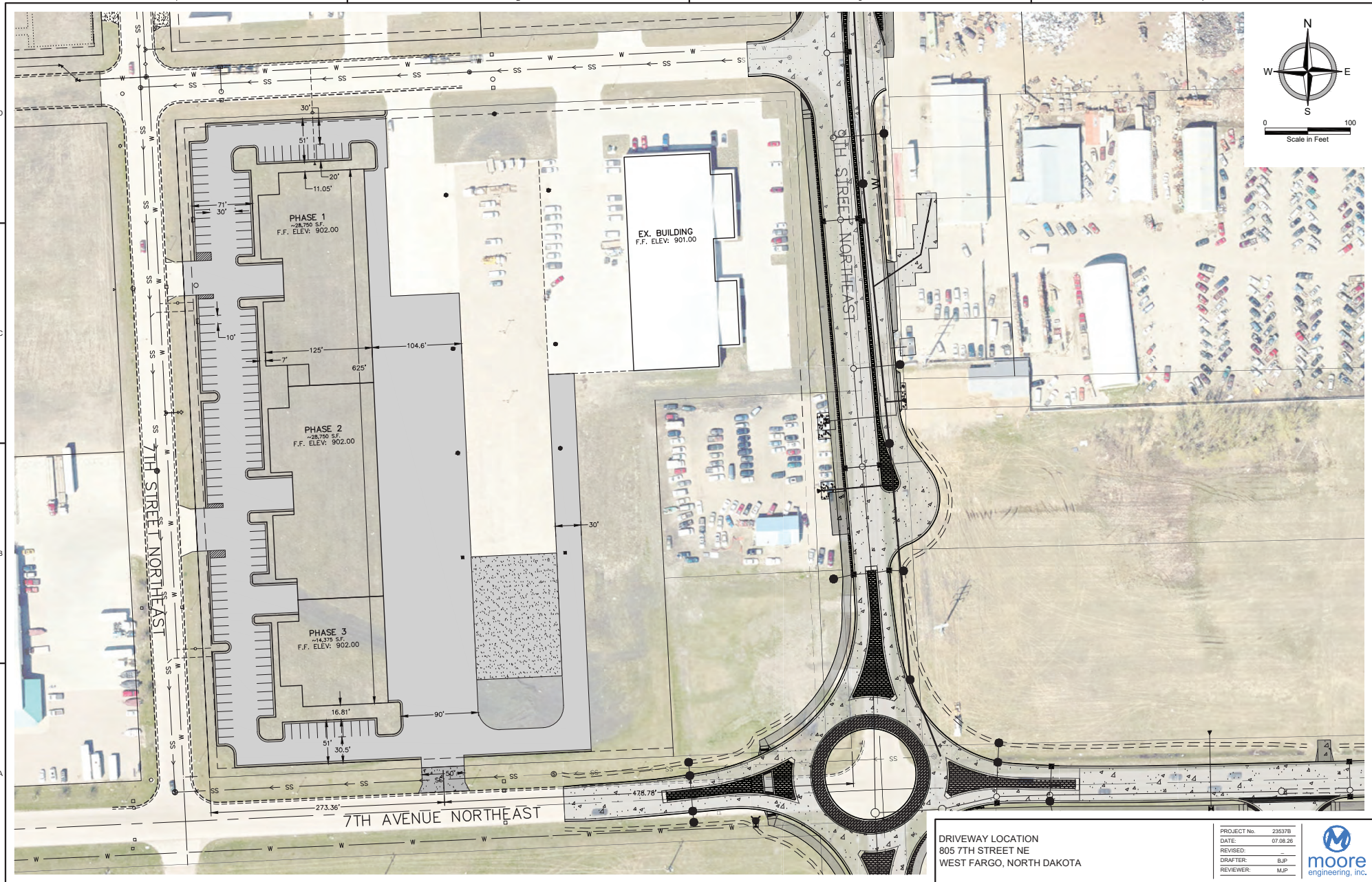


A26-14
Subject
Property

West Fargo Zoning

A: Agricultural	LI: Light Industrial	R-1SM: Mixed One and Two Family Dwelling
C: Light Commercial	M: Heavy Industrial	R-2: Limited Multiple Dwelling
C-OP: Commercial Office Park	P: Public	R-3: Multiple Dwelling
DMU: Downtown Mixed Use	PUD: Planned Unit Development	R-4: Mobile Home
EMU: Entertainment Mixed Use	R-L1A: Large Lot Single Family Dwelling	R-5: Manufactured Home Subdivision
HC: Heavy Commercial	R-1A: Single Family Dwelling	R-1E: Rural Estate
	R-1: One and Two Family Dwelling	R-R: Rural Residential





DRIVEWAY LOCATION
805 7TH STREET NE
WEST FARGO, NORTH DAKOTA

PROJECT No. 23537B
DATE 07.08.26
REVISED:
DRAFTER: B.J.P.
REVIEWER: M.J.P.

