

City of Fargo Staff Report			
Title:	Grafstrom Second Addition	Date:	04-29-2026
		Update:	06-18-2026
Location:	2103, 2131, 2145, & 5525 Verna Way North	Staff Contact:	Chelsea Levorsen, Planner
Legal Description:	Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition		
Owner(s)/Applicant:	Just North of the Horse Park, LLC & Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition)		
Status:	City Commission Consent Agenda: June 22, 2026		
Existing		Proposed	
Land Use: Industrial, Undeveloped		Land Use: No Change	
Zoning: LI, Limited Industrial		Zoning: No Change	
Uses Allowed: LI allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open space, religious institutions, safety services, adult entertainment centers, offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-storage, vehicle repair, limited vehicle service, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, aviation, surface transportation, basic utilities, certain telecommunications facilities		Uses Allowed: No Change	
Maximum Lot Coverage Allowed: 85%		Maximum Lot Coverage Allowed in LI: No Change	
Proposal:			
The applicant requests one entitlement: 1. A minor subdivision, to be known as Grafstrom Second Addition, a replat of Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition to the City of Fargo, Cass County, North Dakota The subject property is located at 2103, 2131, 2145, and 5525 Verna Way North and encompasses approximately 3.35 acres. This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report. Surrounding Land Uses and Zoning Districts: • North: LI; platted; proposed Animal Shelter • East: LI; platted; undeveloped • South: LI; platted; undeveloped • West: AG; residential			

Area Plans:
The 2024 Growth Plan designates this area as General Industrial and Flex warehouse place types. Primary uses include light and general industrial and flex warehouse. Secondary uses include commercial uses associated with industrial and warehouse. This project is consistent with the future land use designation for this property.
Context:
Schools: The subject property is located within the West Fargo School District and is served by Harwood Elementary, Cheney Middle and West Fargo High schools. Neighborhood: The subject property is not located within a designated neighborhood. Parks: There are no Fargo Park District parks within one mile of the subject property. Pedestrian / Bicycle: A 10-foot wide multi-use path is located on the south side of the 19th Avenue North right of way, across 19th Avenue from the subject property. MATBUS Route: The subject property is not on a MATBUS route at this time.
Staff Analysis:
Background: Grafstrom First Addition, a major subdivision, consisting of 14 Lots, 1 Block, was approved at the February 18, 2025 City Commission. The applicant intends to create one large lot, combining Lots 9, 10, 11, and 12 to be used as a self-storage yard for semis, trailers, and other large vehicle/equipment items. At the time of permitting and site plan review, the site will be required to meet Land Development Code requirements, including all-weather surfacing, open space plant units, and fencing. Minor Subdivision: The subdivision combines four lots into one large lot and removes the Ingress/Egress/Utility Easement that was established with Grafstrom First Addition. Zoning: The property is zoned LI, Limited Industrial. No zone change is proposed. Access & Amenities: The subdivision will take access from 19th Avenue North and 57th Street North by way of an access easement (private drive) identified as “Verna Way”, which was established with Grafstrom First Addition. Verna Way is owned and maintained by the property owners within the subdivision. This is not a dedicated City right of way; the City does not have any maintenance responsibility for it. A developer’s agreement was created with Grafstrom First Addition. Staff will update the amenities plan to specify developer considerations related to public improvements and storm water. The LDC stipulates that the following criteria is met before a minor plat can be approved: Major Subdivision Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.

The current zoning for the property is LI, Limited Industrial. No zone change is proposed. This zoning is consistent with the 2024 Fargo Growth Plan and the property is designated within the General Industrial and Flex Warehouse place type. The current LI zoning is consistent with these land use designations. In accordance with section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has not received any inquiries about the application. The project has been reviewed by the City's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

2. Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.

While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principals. **(Criteria Satisfied)**

Suggested Motion:

"To accept the findings and recommendations of the Planning Commission and staff and move to approve the proposed subdivision plat, **Grafstrom Second Addition** as outlined within the staff report, as the proposal complies with the adopted area plans, the standards of Article 20-06, Sections 20-0907 B and C of the Land Development Code, and all other applicable requirements of the Land Development Code".

Planning Commission Recommendation: May 5, 2026

At the May 5, 2026 Planning Commission hearing, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings of staff and moved to recommend approval to the City Commission the proposed subdivision plat, **Grafstrom Second Addition** as outlined within the staff report, as the proposal complies with the adopted area plans, the standards of Article 20-06, Sections 20-0907 B and C of the Land Development Code, and all other applicable requirements of the Land Development Code".

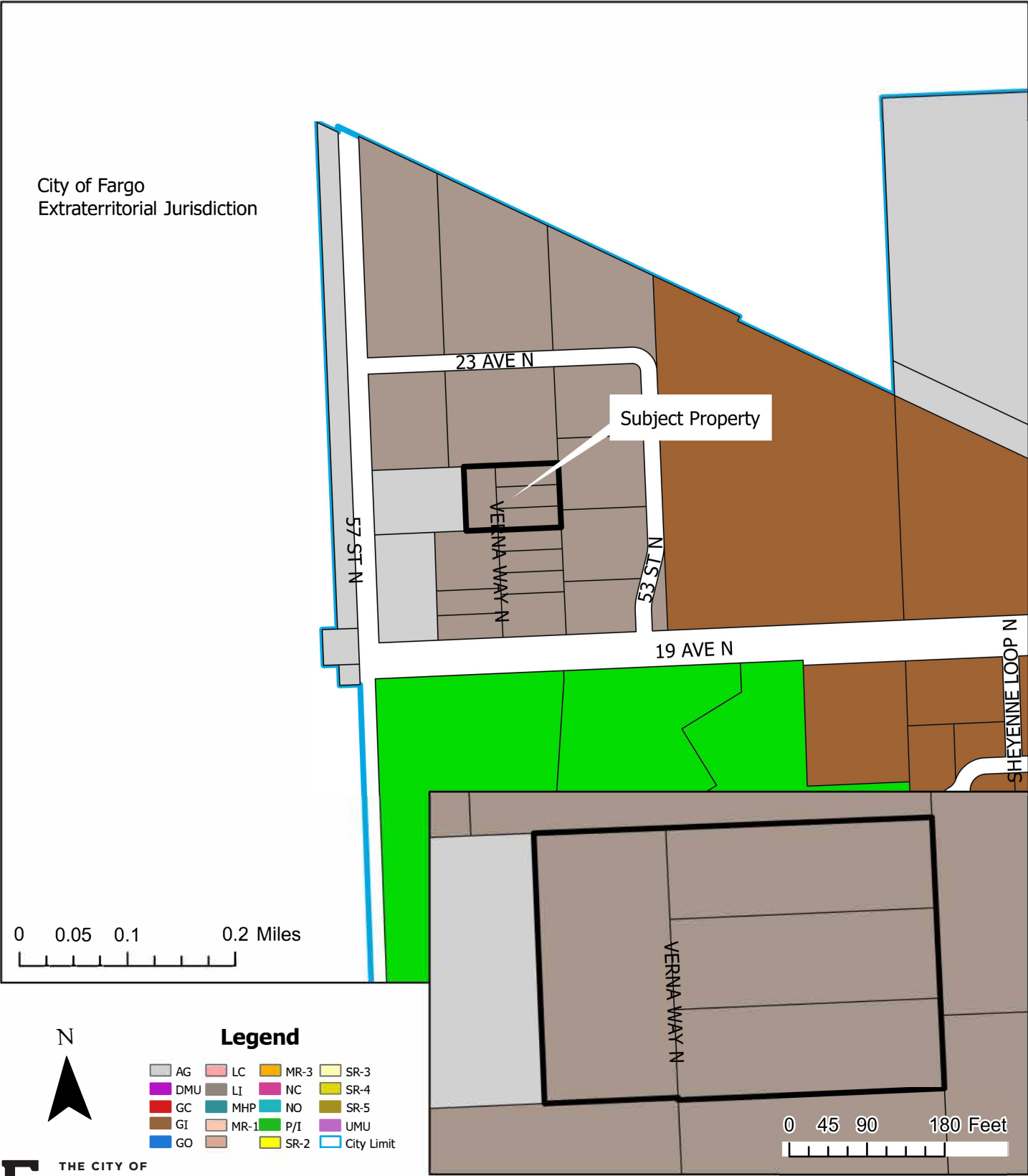
Attachments:

1. Zoning map
2. Location map
3. Preliminary plat
4. Amenities Plan

Minor Subdivision

Grafstrom Second Addition

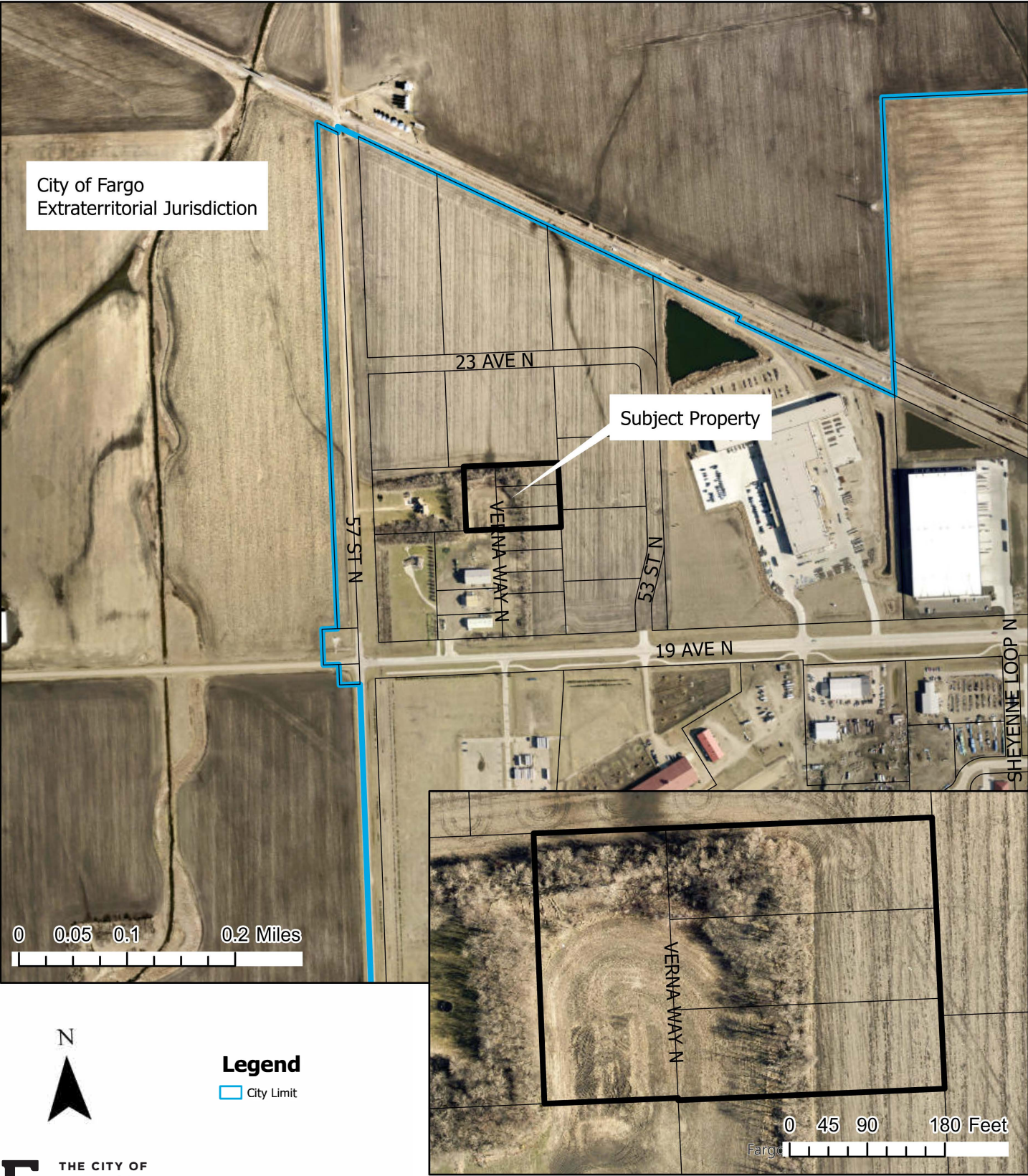
2103, 2131, 2145 and 5525 Verna Way North



Minor Subdivision

Grafstrom Second Addition

2103, 2131, 2145 and 5525 Verna Way North

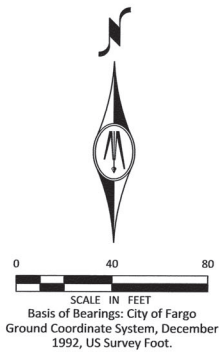


GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

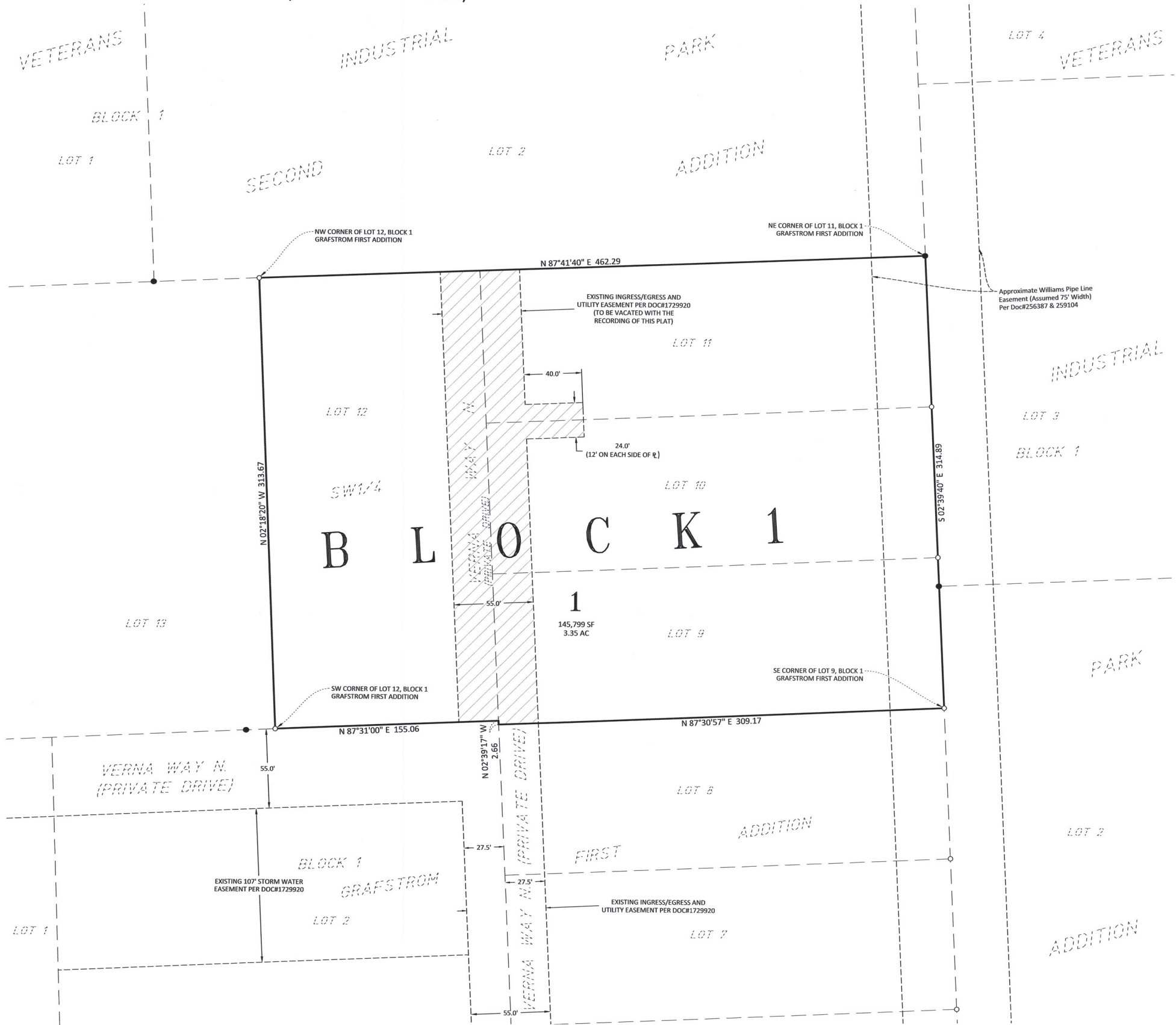
LEGEND

- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
- MONUMENT FOUND, 5/8" REBAR
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ▨ STREET AND UTILITY EASEMENT VACATION



PREPARED BY:

**BOLTON
& MENK**



GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Just North of the Horse Park, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 9 through 12, Block 1, GRAFSTROM FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Containing 3.35 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcel of land to be replatted as "GRAFSTROM SECOND ADDITION" to the City of Fargo, Cass County, North Dakota.

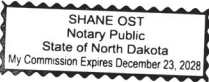
Just North of the Horse Park, LLC

By: Hans Grafstrom, President

County of Cass }
State of North Dakota }SS

On this 15th day of June, in the year 2026 before me, a notary public within and for said County and State, personally appeared Hans Grafstrom, President, Just North of the Horse Park, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the limited liability company.

Notary Public



MORTGAGE HOLDER:
Cornerstone Bank

By:

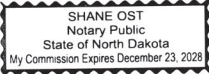
Business Banker

Its:

County of Cass }
State of North Dakota }SS

On this 15th day of June, in the year 2026 before me, a notary public within and for said County and State, personally appeared Jacob Lind, Business Banker, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of Cornerstone Bank.

Notary Public



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

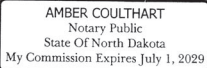
I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson Date: 6-9-26
Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass }SS

On this 9 day of June, 2026, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public



CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this day of , 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

On this day of , in the year 2026, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same as City Engineer for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this day of , 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

On this day of , in the year 2026, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this day of , 2026.

Timothy J. Mahoney, Mayor

Attest: Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota }
County of Cass }SS

On this day of , in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

Notary Public

Site Amenities and Project Plan
Grafstrom Second Addition
April 13, 2026

Location: The subject property is legally referred to as Lot 1, Block 1, Grafstrom Second Addition to the City of Fargo, Cass County, North Dakota, a replat of Lots 9, 10, 11, and 12, Block 1, Grafstrom First Addition.

Details: The project includes one (1) LI, Limited Industrial zoned lot. As approved, the project is intended to be developed as a limited industrial development, pursuant to the LDC.

Right of Way (ROW): No public right of way dedications are required as part of Grafstrom Second Addition.

All applicable requirements of the Grafstrom First Addition Amenities Plan carry through to the Grafstrom Second Addition.

This Amenities Plan is hereby approved.

Hans Grafstrom, President
Just North of the Horse Park, LLC
Owner: Lot 1, Block 1

date

Tom Knakmuhs, City Engineer

date