

City of Fargo Staff Report			
Title:	Christianson 32 nd Avenue South Fourth Addition	Date: Update:	7/1/2026 8/13/2026
Location:	3102 and 3150 36 th Street South	Staff Contact:	Luke Morman, Planner
Legal Description:	Lots 1 and 2, Block 1, Christianson 32 nd Avenue South Third Addition		
Owner(s)/Applicant:	Kyle Freier / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lots 1-2, Block 1, Christianson 32 nd Avenue South Third Addition to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Consent Agenda: August 17 th , 2026		

Existing	Proposed
Land Use: Undeveloped	Land Use: Vehicle repair and undeveloped
Zoning: GC, General Commercial with Conditional Overlay Ord. No. 5385	Zoning: No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, detention facilities, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, adult establishments, office, off-premise advertising signs, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, vehicle repair, limited vehicle service, and certain telecommunication facilities. <i>Conditional Overlay Ord. No. 5358 provides building and site design standards and restricts group living, aviation/surface transportation, major entertainment events, mining, industrial uses, and portable signs in addition to the uses with a strike-through above.</i> <i>Residential Protection Standards Waiver No. 2023-RPSW3 reduces the number of plantings in the landscape buffer between commercial and residential zoned properties.</i>	Uses Allowed: No change <i>Conditional Overlay Ord. No. 5358 and Residential Protection Standards Waiver No. 2023-RPSW3 will carry through to this subdivision.</i>
Maximum Building Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No change

Proposal:
The applicant requests approval of one entitlement: 1. A minor subdivision to be known as Christianson 32nd Avenue South Fourth Addition, a replat of Lots 1-2, Block 1, Christianson 32nd Avenue South Third Addition to the City of Fargo, Cass County, North Dakota

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: GC, General Commercial; self-service storage and MR-3, Multi-Dwelling Residential
- East: MR-3, Multi-Dwelling Residential; multi-dwelling structures and GC, General Commercial, with a C-O, Conditional Overlay; retail sales and service
- South: GC, General Commercial, with a C-O, Conditional Overlay; retail sales and service
- West: 36th Street South and Interstate 29 right-of-way.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Mixed Commercial Office and Residential" place type. The existing zoning and proposed development are consistent with this land use designation. No zone change is proposed.

Context:

Schools: The subject property is located within the Fargo School District and is served by Ed Clapp Elementary, Discovery Middle, and Davies High schools.

Neighborhood: The subject property is located within the Bluemont Lakes neighborhood.

Parks: Ed Clapp Park, located at 2802 32nd Avenue South, is approximately a quarter of a mile east of the subject property and provides amenities of soccer fields and a playground for ages 5-12.

Pedestrian / Bicycle: Off-road shared-use paths are located along the west side of 36th Street South and the north side of 32nd Avenue South which is within a quarter mile of the subject property. Both paths are components of the metro area bikeways system.

MATBUS Route: MATBUS Routes 14 and 18 run along 33rd Street South and 32nd Avenue South with stops within a quarter of a mile of the subject property.

Staff Analysis:

The proposed plat will change the existing two lot subdivision into a three-lot minor subdivision entitled Christianson Companies 32nd Avenue South Fourth Addition.

EASEMENTS

On the requested subdivision, the existing 5' wide Electric Easement is intended to be relocated by the applicant with a separate document, who is still coordinating with Xcel Energy on the exact location for their utilities. This easement will be relocated to correlate with the proposed lot lines once this plat is approved. Additionally, a 30-foot wide ingress/egress and utility easement is being placed on a portion of the shared property line of lots 1 and 2. All other existing easements will carry through with this subdivision. The applicant has coordinated with Staff to update the existing amenities plan that addresses storm water management.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

1. **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 is GC, General Commercial with a C-O, Conditional Overlay, and no zone change is proposed. This zoning is consistent with the "Mixed Commercial Office and Residential" place type of the Fargo Growth Plan 2024. 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, Planning staff has received no inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.

(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 principles.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and move to approve the proposed plat of the **Christianson 32nd Avenue South Fourth Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: July 7th, 2026

At the July 7th, 2026 Planning Commission, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed plat of Christianson 32nd Avenue South Fourth Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, and 20-0907 of the LDC, and all other applicable requirements of the LDC.

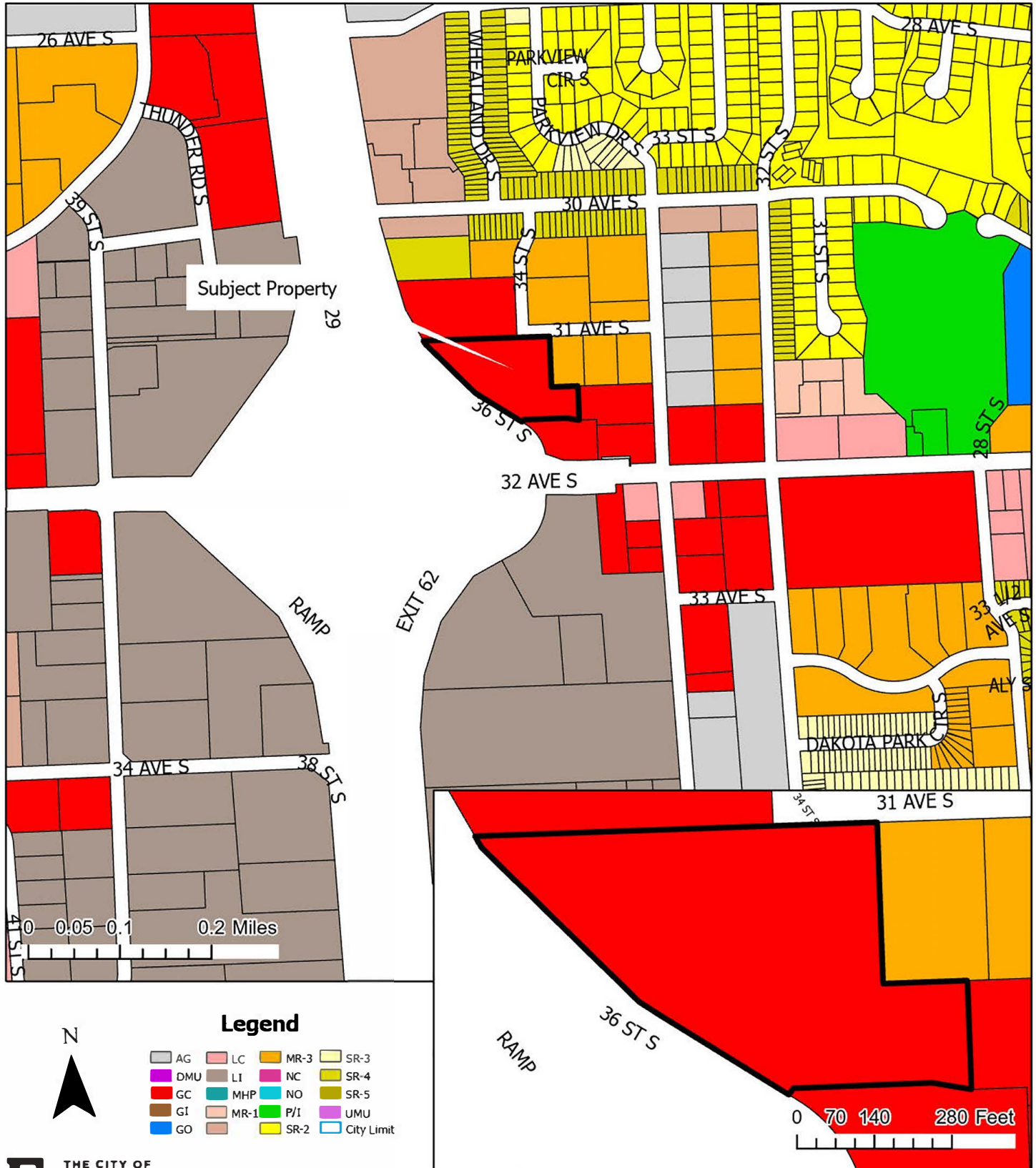
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

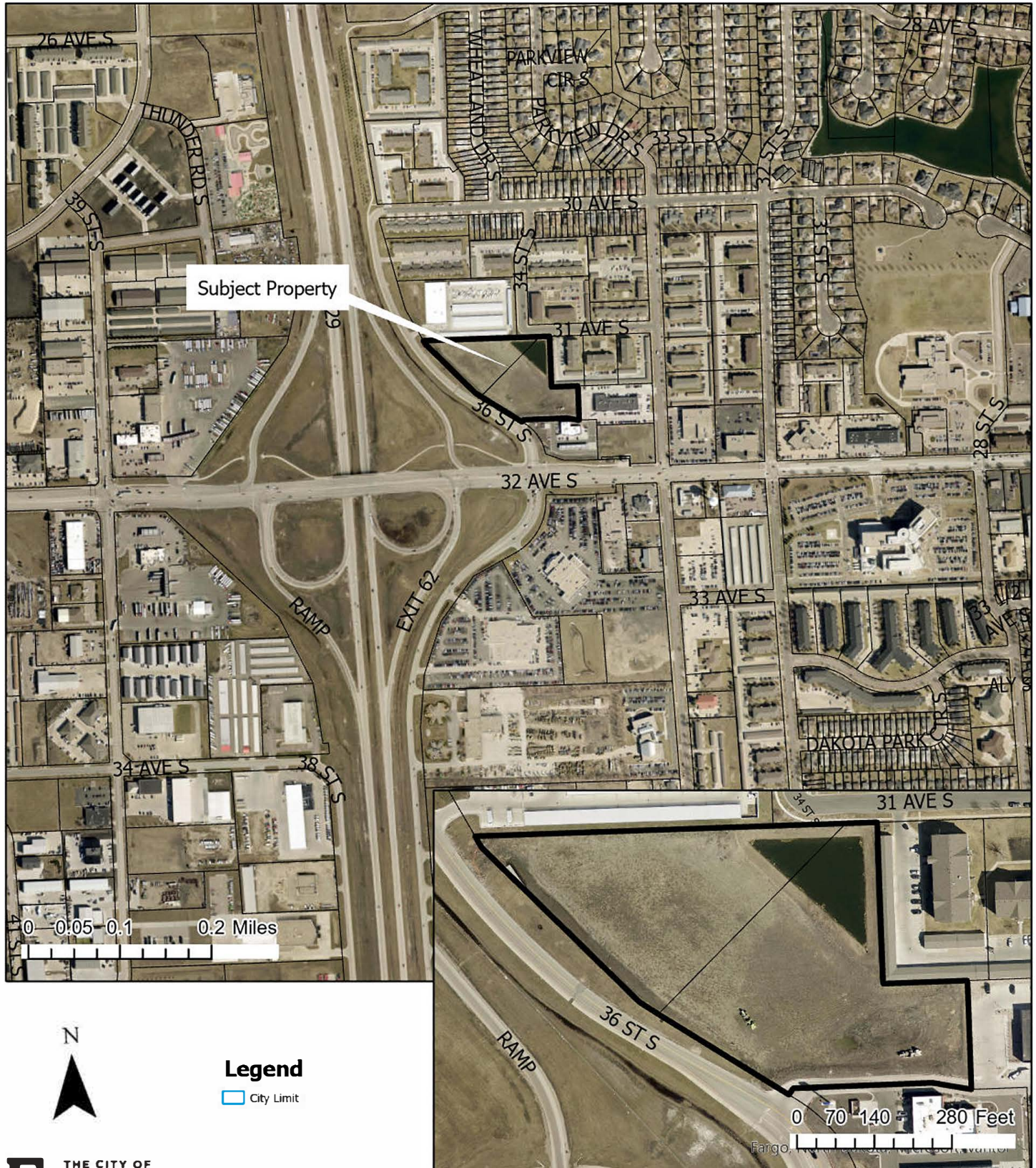
3102 and 3150 36th Street South



Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

3102 and 3150 36th Street South



CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION

A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 1, CHRISTIANSON 32ND AVENUE SOUTH
THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIANSON PROPERTIES, LLC, a North Dakota limited liability company, being owner of a parcel of land located in that part of the Southwest Quarter of Section 23, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 1 and 2, Block 1, CHRISTIANSON 32ND AVENUE SOUTH THIRD ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract contains 263,924 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public, for public use forever, the ingress/egress & utility easement as shown on this plat and do hereby dedicate to the City of Fargo, the sanitary sewer easement as shown on this plat.

OWNER: CHRISTIANSON PROPERTIES, LLC

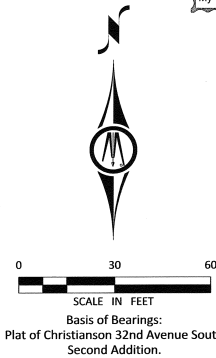
By: Kevin Christianson, President

State of North Dakota }
County of Cass }

On this 30 day of July, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, CHRISTIANSON PROPERTIES, 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 CHRISTIANSON PROPERTIES, LLC.

Wendi Lawson
Notary Public

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2028



LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- AREA WITHIN 100 YEAR FLOODPLAIN
- SANITARY SEWER EASEMENT

BENCHMARK

CITY OF FARGO BENCHMARK 241022, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF TIMBER PARKWAY SOUTH AND 52 AVENUE SOUTH ELEVATION=909.25 NAVD88

NOTES

- A portion of the subject property has been removed from the 100 year Floodplain per LOMR-F Case No. 24-08-0336A.

DOCUMENTS OF RECORD

- Agreement, recorded as Document No. 421459.
- Declaration of Use Restrictions, recorded as Document No. 1673437.

MORTGAGE HOLDER:

Bell Bank

By: Calie Larson
SVP Bell Bank

Its:

State of North Dakota
County of Cass

On this 30 day of July, in the year 2026 before me, a notary public within and for said County and State, personally appeared Calie Larson, SVP Bell Bank, 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 Bell Bank.

Wendi Lawson
Notary Public

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2028

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 inside boundary lines are correctly designated on the plat.

Shawn M. Thomasson
Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

Date: 7-30-26



State of North Dakota }
County of Cass }

On this 30 day of July, 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.

Amber Coulthart
Notary Public

AMBER COULTHART
Notary Public
State Of North Dakota
My Commission Expires July 1, 2029

FARGO CITY COMMISSION APPROVAL

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

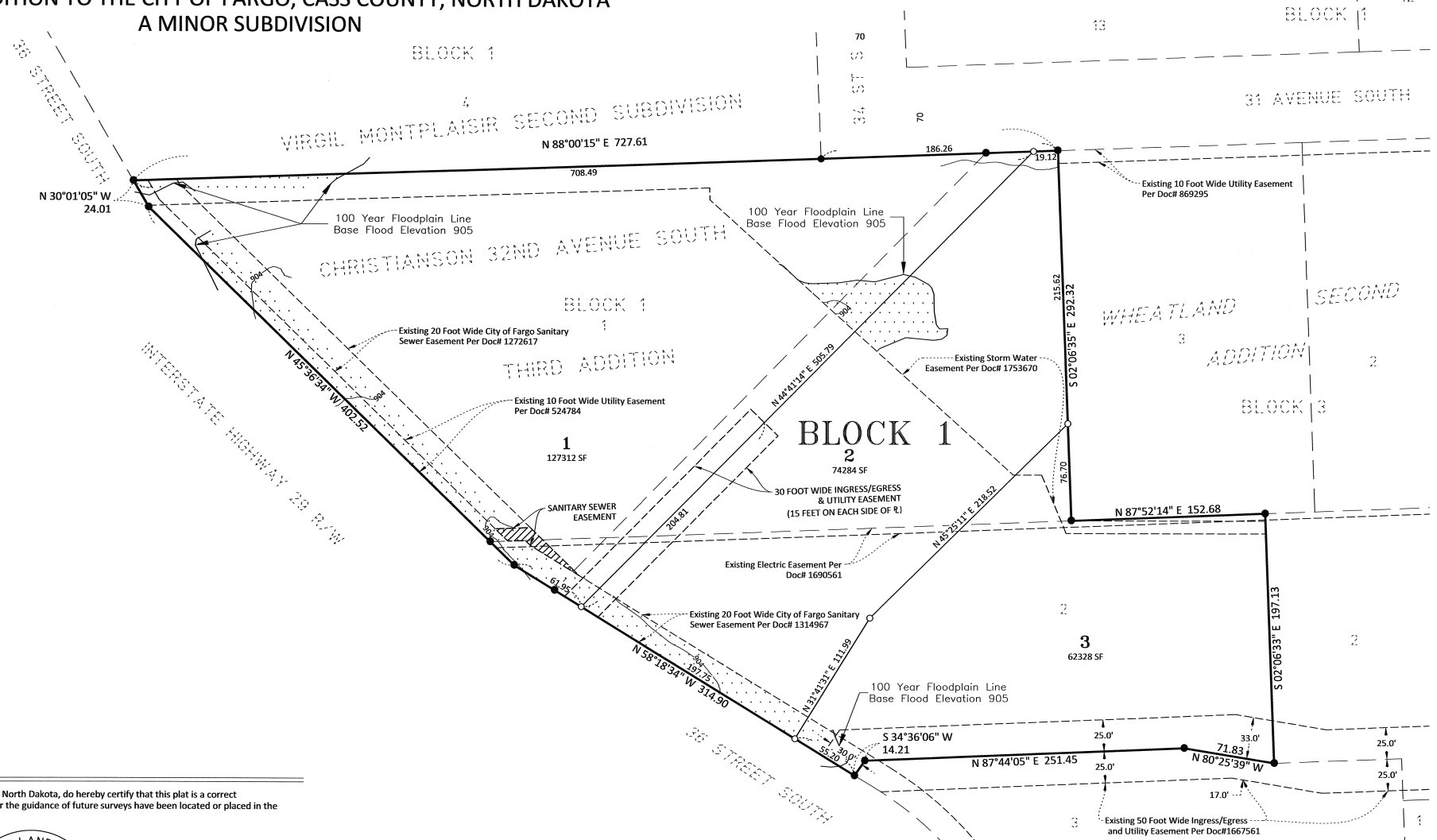
Joshua A. Boschee, Mayor

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

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Joshua A. Boschee, 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



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 }

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 Planing Commission this _____ day of _____, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }

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



PREPARED BY:

BOLTON & MENK