

City of Fargo Staff Report			
Title:	Timber Parkway Twelfth Addition	Date:	4/29/2026 6/18/2026
Location:	3430 & 3360 Jacks Way South	Staff Contact:	Alayna Espeseth, Assistant Planner
Legal Description:	Lot 6 & 7, Block 1 Timber Parkway Fourth Addition		
Owner(s)/Applicant:	Smart Slides Re LLC / Christianson Companies	Engineer:	Bolton & Menk
Entitlements Requested:	Minor Subdivision (Replat of Lot 6 & 7, Block 1 Timber Parkway Fourth Addition)		
Status:	City Commission Consent Agenda: June 22, 2026		

Existing	Proposed
Land Use: Undeveloped and Retail Sales and Service	Land Use: No change
Zoning: GC, General Commercial with a conditional overlay	Zoning: No Change
Uses Allowed: GC – General Commercial. Allows colleges, community service, daycare centers of unlimited size, detention facilities , health care facilities, parks and open space, religious institutions, safety services, basic utilities, adult establishment , offices, off-premise advertising, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage , vehicle repair , limited vehicle service, and some telecommunication facilities. Conditional Overlay No. 5266 prohibits certain uses.	Uses Allowed: No change Conditional Overlay No. 5266 carries through with the subdivision
Maximum Lot Coverage Allowed: 85%	Maximum Lot Coverage Allowed: No Change

Proposal:
The applicant requests one entitlement: 1. Minor Subdivision, entitled <i>Timber Parkway Twelfth Addition</i>, a replat of lots 6 & 7, Block 1 Timber Parkway Fourth Addition. Surrounding Land Uses and Zoning Districts: • North: GC, General Commercial with C-O Ordinance 5266; Retail Sales and Service; • East: GC, General Commercial with C-O Ordinance 5266; Undeveloped; • West: GC, General Commercial with C-O Ordinance 5266; Retail Sales and Service. • South: Across 52nd Avenue South, City of Frontier.

Context:

Neighborhood: The subject property is located within Centennial neighborhood.

Schools: The subject property is located within the Fargo School District, specifically within the Centennial Elementary, Discovery Middle, and Davies High schools.

Parks: Timber Creek Park is within a quarter mile to the north of the subject property. This park provides a basketball court, grills, picnic tables, playgrounds for ages 2-5 and 5-12, recreational trails, and a shelter.

Pedestrian / Bicycle: There are ten foot wide trails along 52nd Avenue South and along the east side of Timber Parkway South. There are eight foot wide trails along 32nd Street South and shared-use paths within Timber Creek Park.

MATBUS Route: There are no bus routes within a quarter mile of the subject property.

Staff Analysis:

The applicant is seeking approval for a minor subdivision located at 3430 & 3360 Jacks Way South and encompasses 6.18 acres of land. The request is to replat Lots 6 & 7, Block 1 Timber Parkway Fourth Addition into a two lot, one block subdivision entitled **Timber Parkway Twelfth Addition**. Both properties are currently zoned GC, General Commercial and no zone change is proposed.

The purpose of this replat is to expand the parking on 3430 Jacks Way South. On April 21st, 2025 the property received a small facility parking reduction of 19% from 131 required parking stalls to 106. The applicant is now requesting to expand the site to provide more parking. With the expansion of the property the parking requirement of the Land Development Code will be able to be met and surpassed on site and the small facility parking reduction is no longer needed.

An amenities plan that addresses storm water requirements was reviewed and signed by both the applicants and City staff.

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.

Minor Subdivision

The LDC stipulates that the following criteria is met before a minor plat 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 requested minor subdivision is a replat of Lots 6 & 7, Block 1 Timber Parkway Fourth Addition into a two lot, one block subdivision entitled **Timber Parkway Twelfth Addition**. Both properties are currently zoned GC, General Commercial and no zone change is proposed. The 2024 Fargo Growth Plan depicts the place type designation as "Mixed Commercial, Office and Residential". The GC zoning is consistent with this place type designation. 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 received no inquiries about the application. Staff has reviewed this request and finds that this application complies with standards of Article 20-06 and all applicable requirements of the Land Development Code. **(Criteria Satisfied)**

2. Section 20-907.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 **Timber Parkway Twelfth Addition**, as outlined within the staff report, as the proposal complies with the 2024 Fargo Growth Plan, the standards of Article 20-06, Section 20-0907.B. and C. and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: May 5, 2026

At the May 5th, 2026 Planning Commission hearing, that Commission, by a vote of 9-0 with two Commissioners absent, moved to accept the findings and recommendations of staff and moved to recommend approval to the City Commission of the proposed subdivision plat **Timber Parkway Twelfth Addition**, as outlined within the staff report, as the proposal complies with the 2024 Fargo Growth Plan, the standards of Article 20-06, Section 20-0907.B. and C. and all other applicable requirements of the Land Development Code.

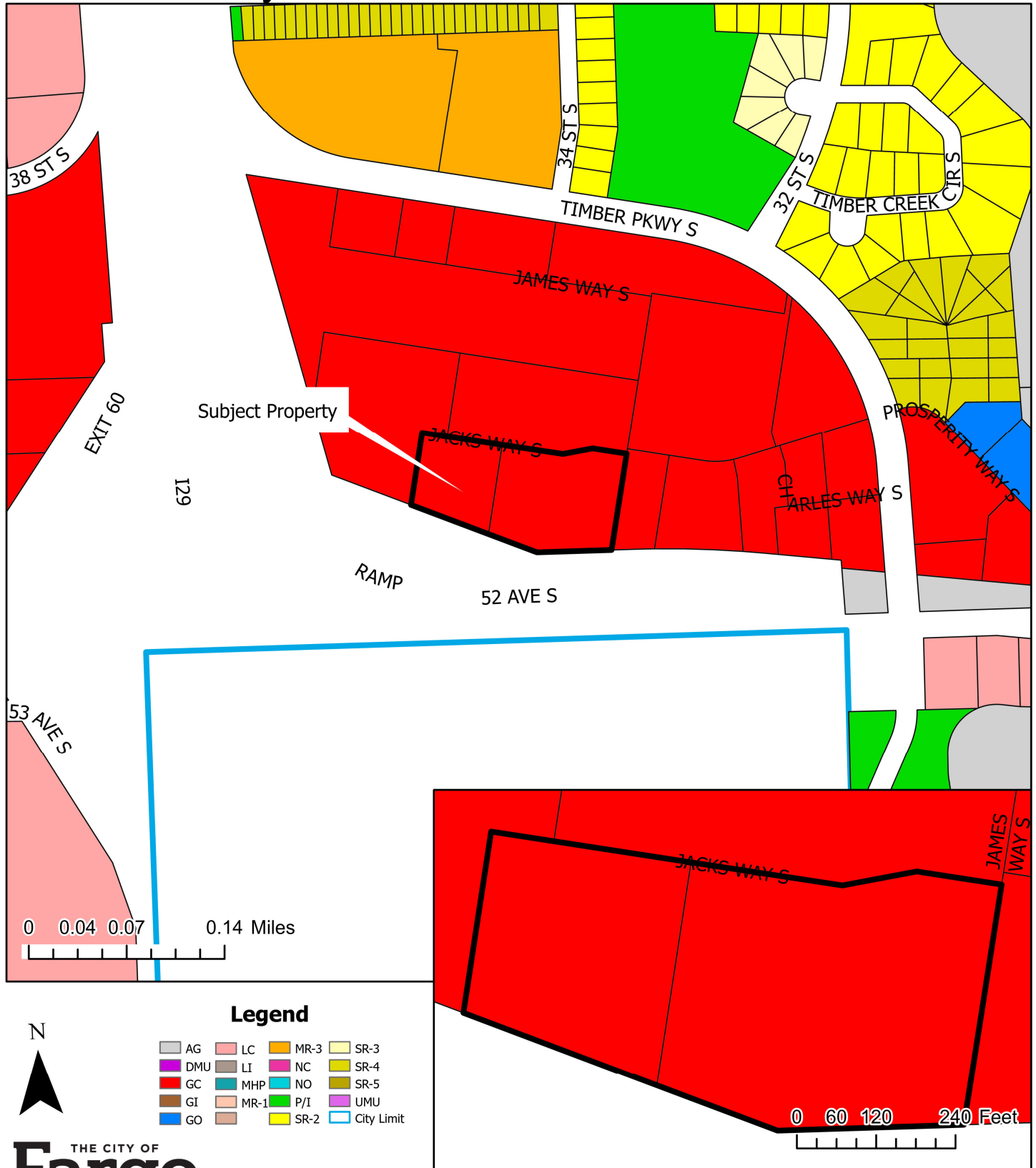
Attachments:

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

Minor Subdivision

Timber Parkway Twelfth Addition

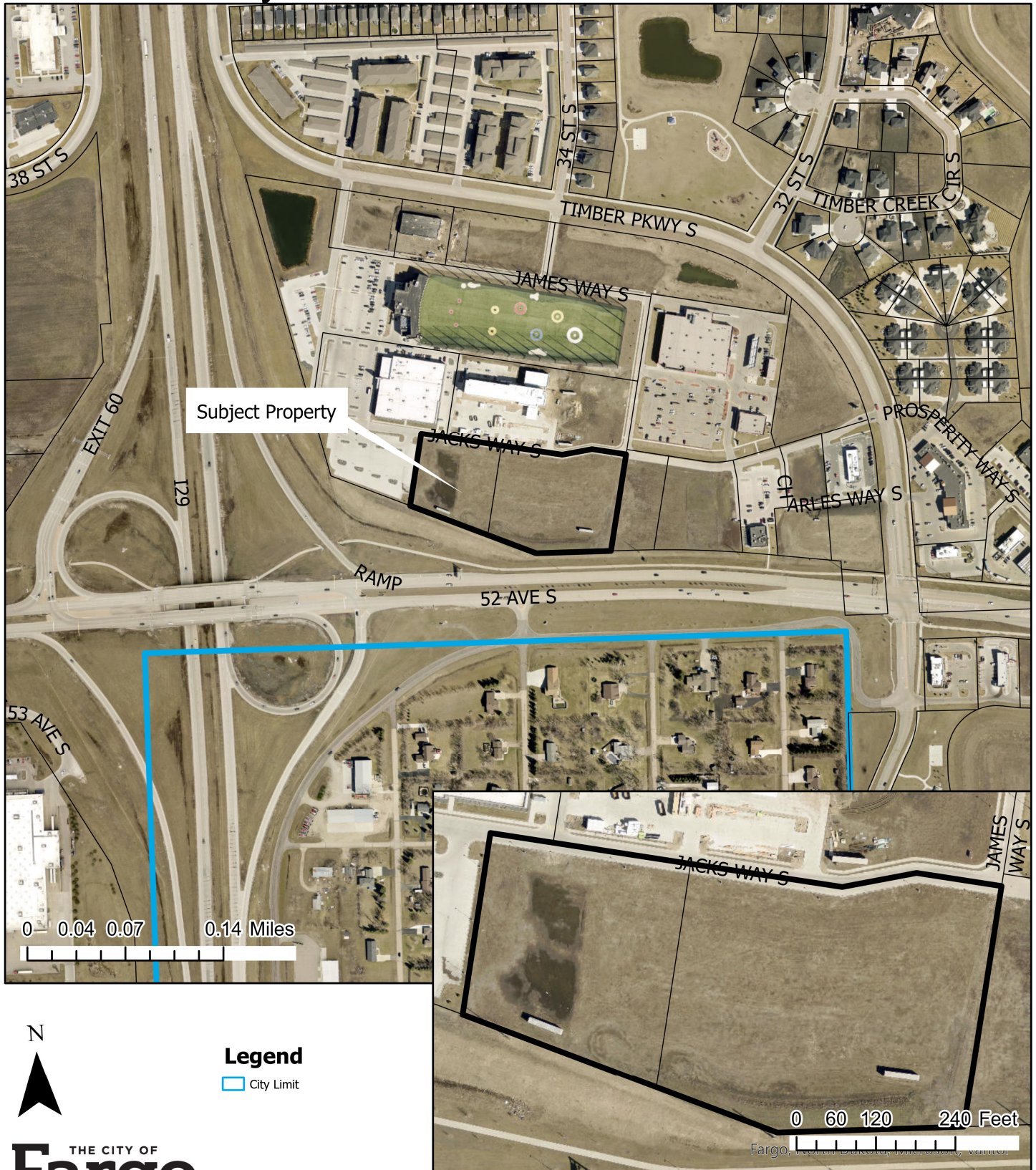
3430 and 3360 Jacks Way South



Minor Subdivision

Timber Parkway Twelfth Addition

3430 and 3360 Jacks Way South



TIMBER PARKWAY TWELFTH ADDITION

A REPLAT OF ALL OF LOTS 6 AND 7, BLOCK 1, TIMBER PARKWAY FOURTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That SMART SLIDES RE, LLC, a North Dakota limited liability company, and PLC INVESTMENTS, LLC, a North Dakota limited liability company, being owners of a parcel of land located in that part of the Southwest Quarter of Section 35, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 6 and 7, Block 1, TIMBER PARKWAY FOURTH 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 6.16 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 surveyed and platted as "TIMBER PARKWAY TWELFTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: SMART SLIDES RE, LLC
Lot 1, Block 1
Dan Bryant, President

State of North Dakota } ss
County of Cass

On this 10th day of June, in the year 2026, before me, a notary public within and for said County and State, personally appeared Dan Bryant, President, SMART SLIDES RE, 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 they executed the same on behalf of SMART SLIDES RE, LLC.

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2026

MORTGAGE HOLDER:
KodaBank
By: Patti Cossnick
Vice President
Its:

State of North Dakota } ss
County of Cass

On this 10th day of June, in the year 2026 before me, a notary public within and for said County and State, personally appeared Patti Cossnick, Vice President, KodaBank, 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 KodaBank.

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2026

OWNER: PLC INVESTMENTS, LLC
Lot 2, Block 1
Kevin Christianson, President

State of North Dakota } ss
County of Cass

On this 10th day of June, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, PLC INVESTMENTS, 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 PLC INVESTMENTS, LLC.

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2026

MORTGAGE HOLDER:
First International Bank & Trust
By: Sean Elsner

Its: Sean Elsner - SUP/RCO

State of North Dakota } ss
County of Cass

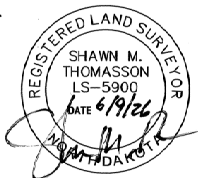
On this 10th day of June, in the year 2026 before me, a notary public within and for said County and State, personally appeared Sean Elsner, SUP/RCO, First International Bank & Trust, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of First International Bank & Trust.

WENDI LAWSON
Notary Public
State of North Dakota
My Commission Expires May 17, 2026

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 } ss
County of Cass

On this 9th 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.

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.

Timothy J. Mahoney, Mayor

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

State of North Dakota } ss
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 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

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

NOTES

- The subject property has been removed from the 100 year Floodplain per FEMA Case 20-CR-0926A-385364 on 10/05/2020.

DOCUMENTS OF RECORD

- EASEMENT ENCROACHMENT AGREEMENT RECORDED AS DOCUMENT NO. 1730781, MARCH 20, 2025.

