

City of Fargo Staff Report			
Title:	Selkirk Place Sixth Addition	Date:	5/27/2026 7/14/2026
Location:	6655 Selkirk Drive South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 10, Block 3, Selkirk Place Second Addition		
Owner(s)/Applicant:	NICD, LLC/EagleRidge Development	Engineer:	Bolton & Menk
Entitlements Requested:	Zone Change (from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential); Minor Subdivision (Plat of Selkirk Place Sixth Addition , a replat of Lot 10, Block 3, Selkirk Place Second Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Public Hearing: July 20th, 2026		
Existing		Proposed	
Land Use: Platted; not developed		Land Use: Single-Dwelling Residential	
Zoning: SR-5 Single-Dwelling Residential		Zoning: SR-2, Single-Dwelling Residential	
Uses Allowed: Detached houses, attached houses and duplexes, daycare centers, parks and open space, religious institutions, safety services and basic utilities.		Uses Allowed: Detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, and basic utilities	
Maximum Density: 14.5 dwelling units per acre		Maximum Density: 5.4 dwelling units per acre	
Proposal:			
The applicant requests two entitlements: 1. A Zone Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential 2. A minor subdivision, entitled Selkirk Place Sixth Addition, a replat of Lot 10, Block 3, Selkirk Place Second 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: SR-2, detached single-dwelling residential uses • East: SR-2, platted for single-dwelling residential uses (not yet developed) • South: SR-4, Single-Dwelling Residential; detached single-dwelling residential uses • West: SR-4 Single-Dwelling Residential; attached single dwelling residential			
Area Plans:			
Fargo Growth Plan 2024 designates the subject property as the "Urban Neighborhood" place type. The proposed zoning is SR-2, Single-Dwelling Residential is consistent with the Growth Plan place type designation.			
Context:			
Schools: The subject property is located within the Fargo School District, specifically within the Centennial Elementary, Discovery Middle and Davies High schools. Parks: Prairie Farms Park, 5400 31st Street South, is located approximately 0.20 miles north of the subject property and provides amenities of basketball court, grill, picnic tables, and a shelter. This park			

is adjacent to a shared use path. Parks are being developed along County Drain 53, approximately 0.03 mile from the subject property, as part of Selkirk Place Third and Fourth Additions.

Pedestrian / Bicycle: There are off-road shared use paths along both sides of 64th Avenue South, approximately 350 feet north of the subject property, and along the south side of 67th Avenue South, across 67th Avenue from the subject property. These paths are part of the metro area trail system.

Neighborhood: The subject property is included in the Davies Neighborhood.

MATBUS Route: The subject property is not along a MATBus route.

Staff Analysis:

MINOR SUBDIVISION

The subdivision will replat one lot into six lots for single-dwelling residential development. The proposed lots range in area from over 11,000 square feet to 15,500 square feet, with lots widths of over 69 feet to over 94 feet. Each lot meets the minimum dimensional standards for SR-2 zoned lots. Staff has determined that no amenities plan or developer agreement is required.

ZONE CHANGE

The subject property was zoned SR-5, Single-Dwelling Residential, when it was originally platted in 2024 as a single lot. The lot was intended for townhome development, though this development did not go forward.

The proposed SR-2 zoning is the appropriate zoning for lots this size. Additionally, the lots east across Selkirk Drive South are zoned SR-2, as is the lot adjacent to the north of the subject property, so the SR-2 zoning will allow a uniform block face; that is, the residences on both sides of the street will be set back the same distance from their front property lines.

PUBLIC COMMENT AT THE JUNE 2nd, 2026 PLANNING COMMISSION HEARING

At the June 2nd, 2026 Planning Commission hearing, one Fargo resident spoke in opposition to the application. He noted that rezoning the property from SR-5 to SR-2 limits the variety of housing options in the area.

FINDINGS

Zoning

Section 20-0906. F (1-4) of the LDC stipulates the following criteria be met before a zone change can be approved:

1. **Is the requested zoning change justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map?**

Staff is unaware of any error in the zoning map as it relates to this property. The property is currently zoned SR-5, Single-Dwelling Residential. The applicant requests a zoning change to SR-2, Single-Dwelling Residential. The SR-2 zoning is consistent with the proposed lot sizes as well as the zoning of the properties on this portion of Selkirk Drive South. **(Criteria Satisfied)**

2. **Are the City and other agencies able to provide the necessary public services, facilities, and programs to serve the development allowed by the new zoning classifications at the time the property is developed?**

City staff and other applicable review agencies have reviewed this proposal. The subject property fronts on an existing public right-of-way; public utilities are available within this right of way. **(Criteria satisfied)**

3. **Will the approval of the zoning change adversely affect the condition or value of the property in the vicinity?**

Staff has no documentation or evidence to suggest that the approval of this zoning change would adversely affect the condition or value of the property in the vicinity. Written notice of the proposal was sent to all property owners within 300 feet of the subject property. To date, Planning staff has received no comments on inquiries. Staff finds that the approval of the zoning change will not adversely affect the condition or value of the property in the vicinity. **(Criteria satisfied)**

4. Is the proposed amendment consistent with the purpose of this LDC, the Growth Plan, and other adopted policies of the City?

The LDC states “This Land Development Code is intended to implement Fargo’s Comprehensive Plan and related policies in a manner that protects the health, safety, and general welfare of the citizens of Fargo.” Fargo Growth Plan 2024 designates the place type of the subject property as “Urban Neighborhood.” The primary use in this place type is small to medium lot detached housing. The proposed development is consistent with this place type designation. **(Criteria satisfied)**

Minor Subdivision

The LDC stipulates that the following criteria are 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 proposed zoning of SR-2, Single-Dwelling Residential will accommodate the proposed single-dwelling development. This zoning is consistent with the “Urban Neighborhood” 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 or comments. 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 principles. Staff has determined that an amenities plan is not required. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: “To accept the findings and recommendations of the Planning Commission and staff hereby waive the requirement to receive the rezoning Ordinance one week prior to the first reading and place the rezoning Ordinance on for first reading, and move to approve the proposed 1) zoning change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential and 2) plat of **Selkirk Place Sixth Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC.”

Planning Commission Recommendation: June 2nd, 2026

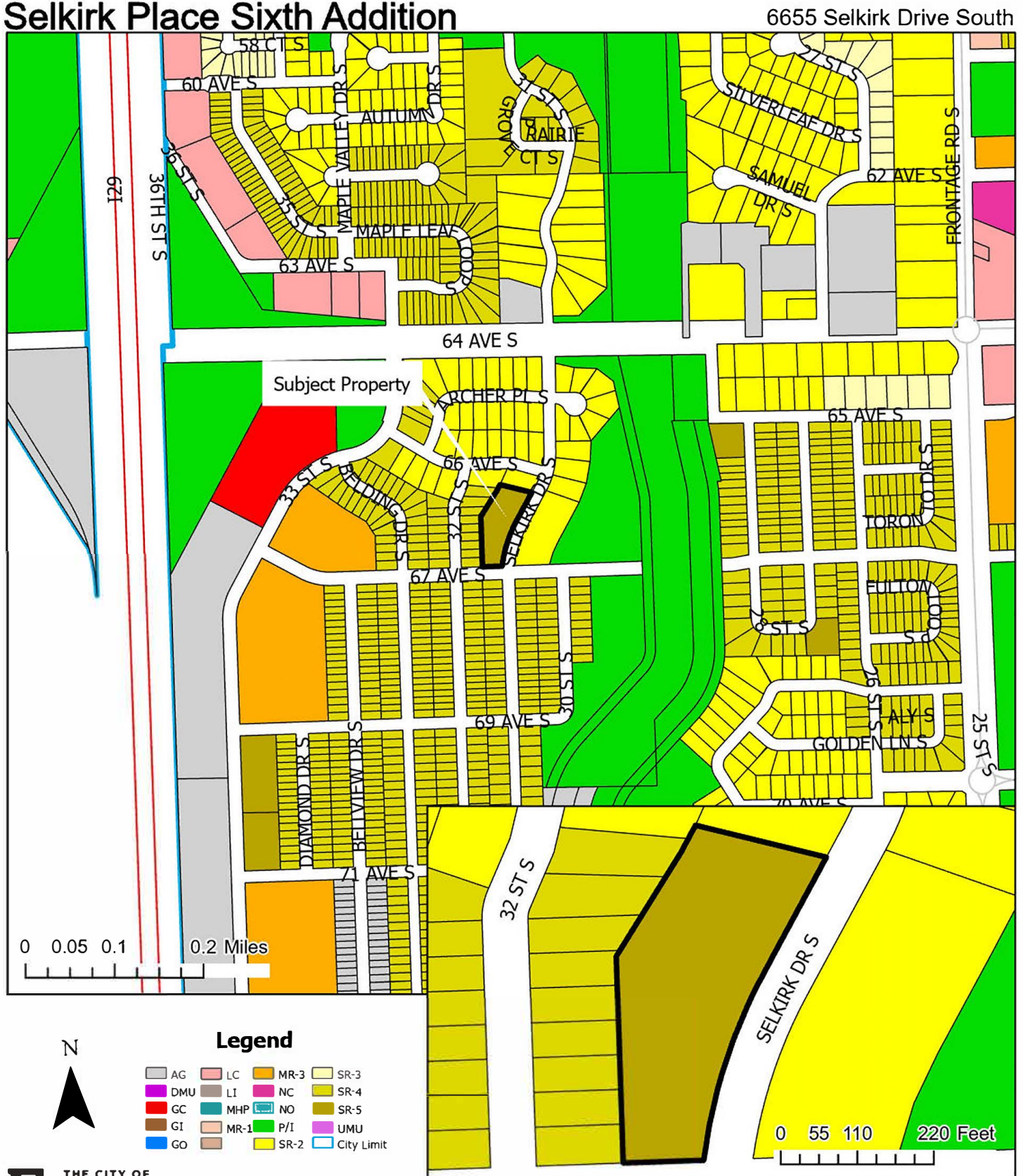
At the June 2nd, 2026 Planning Commission hearing, that Commission, by a vote of 7-0 with four Commissioners absent, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed 1) zoning change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential and 2) plat of **Selkirk Place Sixth Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC.

Attachments:

1. Zoning map
2. Location map
3. Preliminary plat

Minor Subdivision and Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential

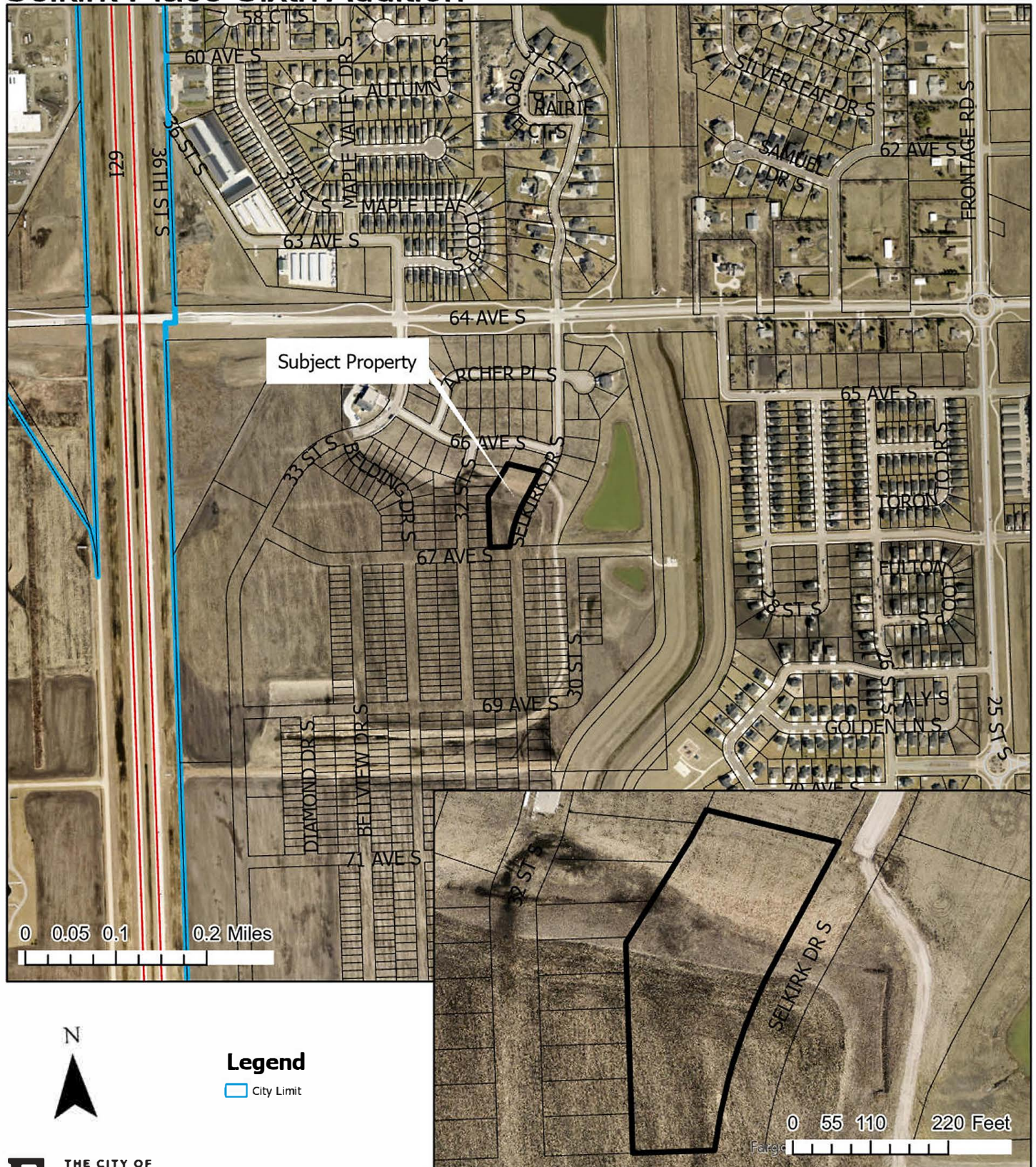
Selkirk Place Sixth Addition



Minor Subdivision and Zoning Change from SR-5, Single-Dwelling Residential to SR-2, Single-Dwelling Residential

Selkirk Place Sixth Addition

6655 Selkirk Drive South



SELKIRK PLACE SIXTH ADDITION

A REPLAT OF ALL OF LOT 10, BLOCK 3, SELKIRK PLACE SECOND ADDITION TO THE CITY OF
FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NICD, LLC, a North Dakota limited liability company, owner of a parcel of land located in that part of the Northwest Quarter and part of Auditors Lot 2 in the Northeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lot 10, Block 3, SELKIRK PLACE SECOND 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 83,181 square feet, 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 "SELKIRK PLACE SIXTH ADDITION" to the City of Fargo, Cass County, North Dakota.

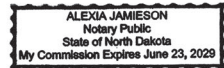
OWNER:
NICD, LLC

By: James Bullis
By: James Bullis, President

State of North Dakota } ss
County of Cass

On this 1st day of June, in the year 2026, before me, a notary public within and for said County and State, personally appeared James Bullis, President, NICD, 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 NICD, LLC.

Alexia Jamieson
Notary Public



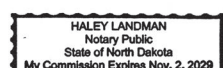
MORTGAGE HOLDER:
First International Bank & Trust

By: Matt Mueller
By: Matt Mueller, Senior Vice President

State of North Dakota } ss
County of Cass

On this 1st day of June, in the year 2026 before me, a notary public within and for said County and State, personally appeared Matt Mueller, Senior Vice President, 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 he executed the same on behalf of First International Bank & Trust.

Haley Landman
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 } 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 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 2nd day of June, 2026.

Maranda R. Tasa
Maranda R. Tasa, Planning Commission Chair

State of North Dakota } ss
County of Cass

On this 2nd day of June, 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.

Miranda Wolf
Notary Public



FARGO CITY COMMISSION APPROVAL

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

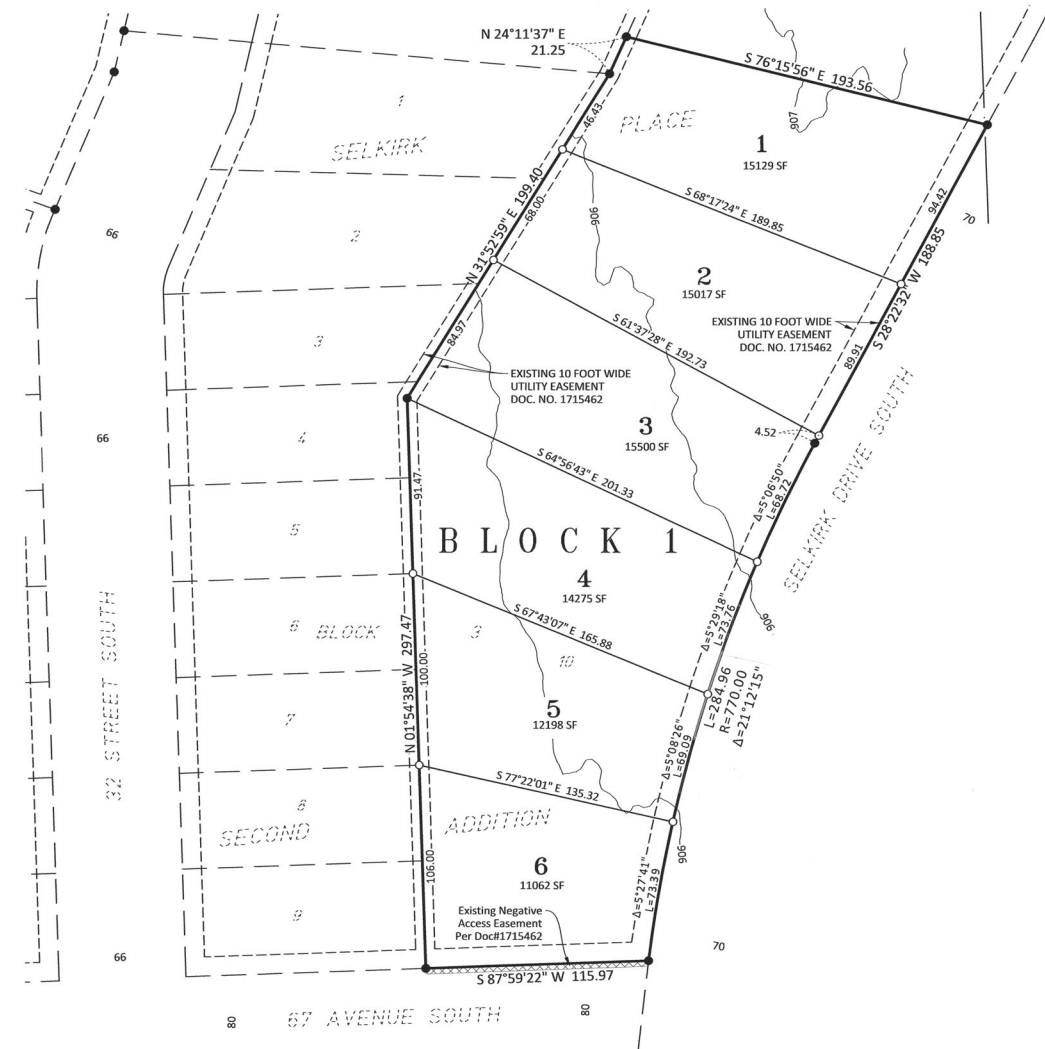
Timothy J. Mahoney, Mayor

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

State of North Dakota } 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



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.

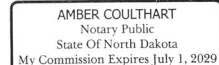
Shawn M. Thomasson Date: 6-1-26
Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900



State of North Dakota } ss
County of Cass

On this 6 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



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
- 90S --- EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017

BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

NOTES

THIS ENTIRE PLAT LIES WITHIN THE 100 YEAR FLOODPLAIN
BASE FLOOD ELEVATION = 906.8

