

City of Fargo Staff Report			
Title:	Selkirk Place Fifth Addition	Date:	3/31/2026 5/21/2026
Location:	6648 Selkirk Drive South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lot 11, Block 1, Selkirk Place First Addition		
Owner(s)/Applicant:	Rose Creek Development Corporation / Neseet Land Surveys	Engineer:	Neseet Land Surveys
Entitlements Requested:	Minor Subdivision (Plat of Selkirk Place Fifth Addition , a replat Lot 11, Block 1, Selkirk Place First Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Consent Agenda: May 26 th , 2026		
Existing		Proposed	
Land Use: Platted; not developed		Land Use: Single-Dwelling Residential	
Zoning: SR-2, Single-Dwelling Residential		Zoning: No change	
Uses Allowed: Detached houses, daycare centers up to 12 children, parks and open space, religious institutions, safety services, schools, and basic utilities		Uses Allowed: No change	
Maximum Density: 5.4 dwelling units per acre		Maximum Density: No change	
Proposal:			
The applicant requests one entitlement: 1. A minor subdivision, entitled Selkirk Place Fifth Addition, a replat Lot 11, Block 1, Selkirk Place First 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: P/I, Public/Institutional, City-owned stormwater detention basin • South: SR-4, Single-Dwelling Residential; detached single-dwelling residential uses • West: SR-5-Single-Dwelling Residential; attached single dwelling residential (not yet built) <i>NOTE: Selkirk Place First Addition is a developing subdivision; not all lots are developed at this time.</i>			
Area Plans:			
Fargo Growth Plan 2024 designates the subject property as the "Urban Neighborhood" place type. The current zoning is SR-2, Single-Dwelling Residential is consistent with the Growth Plan place type designation. No zone change or land use plan amendment is proposed with this project.			
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 plat will replat one lot into five lots for single-dwelling residential development. Each lot meets the minimum dimensional standards for SR-2 zoned lots. No updated amenities plan or developer agreement is required.

PROPERTY HISTORY

Lot 11, Block 1 was created in the Selkirk Place First Addition (2019) as a 2.11 acre lot that would be further subdivided into smaller lots in the future. This lot was zoned SR-2, Single-Dwelling Residential, and the lots resulting from this subdivision will retain the SR-2 zoning. The five proposed lots range in area from 0.36 to 0.46 acres, with lot widths along the property frontage of approximately 96 to 102 feet.

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 current zoning is SR-2, Single-Dwelling Residential. No zone change is proposed. 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 and responded to one inquiry from a neighbor. 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 and move to approve the proposed **Selkirk Place Fifth Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C of the LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation: April 7th, 2026

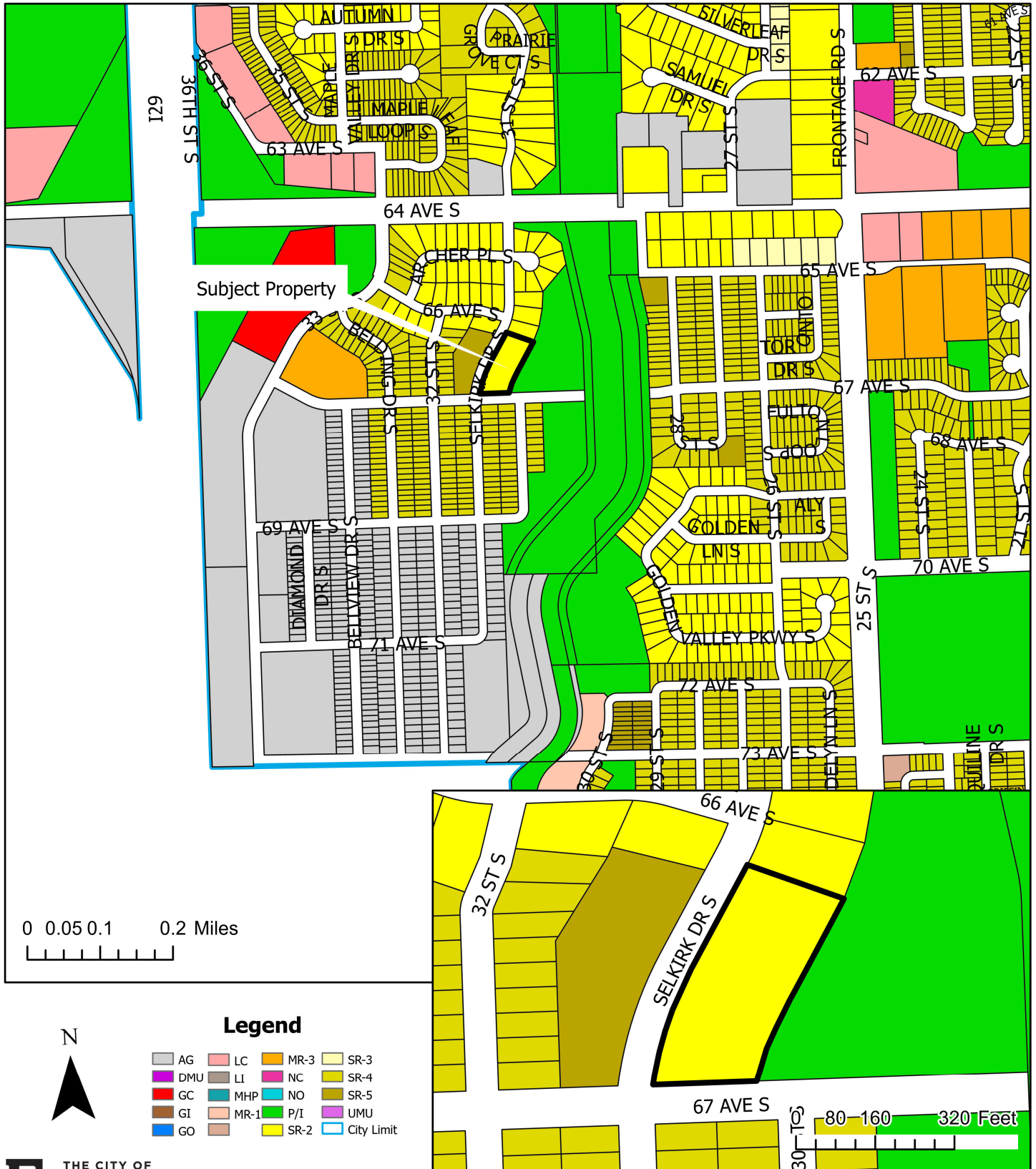
At the April 7th, 2026, Planning Commission hearing, that Commission, by a vote of 7-0 with four Commissioners absent, moved to accept the findings and recommendations of staff and recommended approval to the City Commission of the proposed **Selkirk Place Fifth Addition**, as presented, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C of the LDC, and all other applicable requirements of the LDC."

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

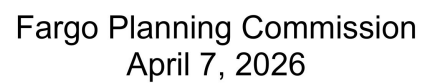
Minor Subdivision

Selkirk Place Fifth Addition

6648 Selkirk Drive South



6648 Selkirk Drive South



SELKIRK PLACE FIFTH ADDITION
A REPLAT OF LOT 11, BLOCK 1, OF SELKIRK PLACE FIRST ADDITION
TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROSE CREEK DEVELOPMENT CORPORATION, IS THE OWNER OF LOT 11, BLOCK 1, IN SELKIRK PLACE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, INCLUSIVE, IN BLOCK 1, OF SELKIRK PLACE FIRST ADDITION, TO THE CITY OF FARGO.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS "SELKIRK PLACE FIFTH ADDITION" TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 5 LOTS AND 1 BLOCK, AND CONTAINS 91,969 SQ. FT. OR 2.11 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Earlyne L. Hector
EARLYNE L. HECTOR, PRESIDENT
ROSE CREEK DEVELOPMENT CORPORATION
OWNER OF LOTS 1-5, BLOCK 1

STATE OF North Dakota)
COUNTY OF Cass)

ON THIS 14th DAY OF May, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EARLYNE L. HECTOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

Notary Public
NOTARY PUBLIC, COUNTY: Cass STATE: ND
MY COMMISSION EXPIRES: 10/13/2029

SURVEYOR'S CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "SELKIRK PLACE FIFTH ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS 8 DAY OF May, 2026.

Cole A. Naset
COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF North Dakota)
COUNTY OF Cass)

ON THIS 8th DAY OF May, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

Notary Public
NOTARY PUBLIC, COUNTY: Cass STATE: ND
MY COMMISSION EXPIRES: 10/13/2029

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TOM KNAKMUHS, P.E., CITY ENGINEER
STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

SURVEY INFORMATION

BASIS OF BEARING: CITY OF FARGO GROUND
COORDINATE SYSTEM, DECEMBER 1992
DATE OF SURVEY: MAY 2026
VERTICAL DATUM: NAVD88

NOTES

- PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JANUARY 16, 2015. FLOODPLAIN ELEVATION = 906.85'
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
- CONTOURS SHOWN AS PER FIELD VISIT MAY 2026.

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TIMOTHY J. MAHONEY, MAYOR

ATTEST: _____
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & ANGIE BEAR, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED ON BEHALF OF THE CITY OF FARGO.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____ 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

LEGEND

	MONUMENT SET
	MONUMENT FOUND
	EX. EASEMENT
	EX. PROPERTY LINE
	PROPERTY BOUNDARY LINE
	NEW ROW/PROPERTY LINE
	NEW EASEMENT LINE
	NEW NEGATIVE ACCESS EASEMENT LINE
	ZONE AE
	NEW NEGATIVE ACCESS EASEMENT

FOR RECORDING PURPOSES ONLY

SHEET 1 OF 1



Neset
LAND SURVEYS