

City of Fargo Staff Report			
Title:	Lake Agassiz Addition	Date:	4/29/2026 5/21/2026
Location:	417 and 501 Main Avenue	Staff Contact:	Donald Kress, current planning coordinator
Legal Description:	Portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	City of Fargo; Lake Agassiz Regional Development Corporation / City of Fargo	Engineer:	Apex Engineering
Entitlements Requested:	Major Subdivision (Plat of Lake Agassiz Addition , a plat of portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Public Hearing: May 26 th , 2026		

Existing	Proposed
Land Use: Office and commercial parking lot	Land Use: No change
Zoning: DMU, Downtown Mixed Use	Zoning: No change
Uses Allowed: DMU Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.	Uses Allowed: No Change
Maximum Lot Coverage Allowed: 100%	Maximum Lot Coverage Allowed: No change

Proposal:
<i>PROJECT HISTORY NOTE: An earlier version of this subdivision, titled the L.J. Laffen Addition, was contingently approved by the City Commission on May 3rd, 2021. Due to a change in the relationship between the City and the intended developer of Lot 1 at that time, the L.J. Laffen Addition was never completed or recorded. The L.J. Laffen Addition has been withdrawn; that developer is not involved in the Lake Agassiz Addition.</i> The applicant requests one entitlement: 1. A major subdivision, entitled Lake Agassiz Addition, a plat of portion of the Northeast Quarter of Section 7, Township 139 North, Range 48 West to the City of Fargo, Cass County, North Dakota This project is considered a major subdivision as an area of right of way in the southwest portion of the plat is being dedicated for Main Avenue. 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: DMU with railroad right of way and parking lot beyond • East: DMU with church and office uses • South: DMU with office and bank uses and parking ramp • West: Across Broadway DMU with office uses

Area Plans:
The subject property is covered by two plans, the Fargo Growth Plan 2024 and the Downtown in Focus Plan. The Fargo Growth Plan 2024 designates the place type of the subject property as “Downtown/Core.” The current zoning of DMU, Downtown mixed use, is consistent with this place type. The future land use map of the Downtown in Focus plan identifies this area as intended for “Mixed Use” development. The property is zoned DMU, Downtown Mixed Use, which allows mixed-use development, consistent with this land use designation.
Context:
Schools: The subject property is located within the Fargo School District, specifically within the Roosevelt/Horace Mann Elementary, Ben Franklin Middle and North High schools. Neighborhood: The subject property is located within the Downtown neighborhood. Parks: Island Park, located at 502 1st Avenue South, is approximately 500 feet south of the subject property, and provides amenities of basketball court, tennis courts, handball, grills and picnic tables, playground, cross country ski trails, recreational trails, rentals and a swimming pool. Pedestrian / Bicycle: An off-road shared use path is adjacent to the subject property along Main Avenue. MATBus: There are no MATBus routes along Main Avenue.
Staff Analysis:
The subject property is currently identified by township-and-range and metes-and-bounds descriptions. The subdivision will plat the subject property into two lots in one block The negative access easements depicted on the plat will prohibit access from Broadway and limit access from Main Avenue. The existing building owned by the Lake Agassiz Development Corporation will remain on Lot 2, Block 1. The City-owned Lot 1, Block 1 is not developed and no development is planned at this time. Staff has determined that no amenities plan or developer agreement is required. Major Subdivision The LDC stipulates that the following criteria is met before a major subdivision plat can be approved Section 20-0907.C.1 of the LDC stipulates that no major subdivision plat application will be accepted for land that is not consistent with an approved Growth Plan or zoned to accommodate the proposed development. The Fargo Growth Plan 2024 designates the place type of the subject property as “Downtown/Core.” The current zoning of DMU, Downtown Mixed Use, is consistent with this place type. The existing development on what will be Lot 2, Block 1 is an office building, which is consistent with the DMU zoning. Lot 1, Block 1 is undeveloped. No development is proposed at this time. Future development must comply with the zoning in place at the time of development. (Criteria Satisfied) Section 20-0907.C.4 of the LDC further stipulates that the Planning Commission shall recommend approval or denial of the application and the City Commission shall act to approve or deny, based on whether it is located in a zoning district that allows the proposed development complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. This subdivision is intended to plat unplatted property into two lots in one block. The Fargo Growth Plan 2024 designates the place type of the subject property as “Downtown/Core.” The future land use map of the Downtown in Focus plan identifies this area as intended for “Mixed Use” development. The existing DMU, Downtown Mixed Use zoning is

consistent with both plan designations. No zone change is proposed. No new development is proposed at this time. 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 and responded to one inquiry on 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)

3. 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.

As no new public improvements are being created by this plat, an amenities plan was not required. 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 **Lake Agassiz Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown in Focus Plan, Section 20-0907.C and the Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: May 5th, 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 recommended approval to the City Commission of the proposed plat of the **Lake Agassiz Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown in Focus Plan, Section 20-0907.C and the Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

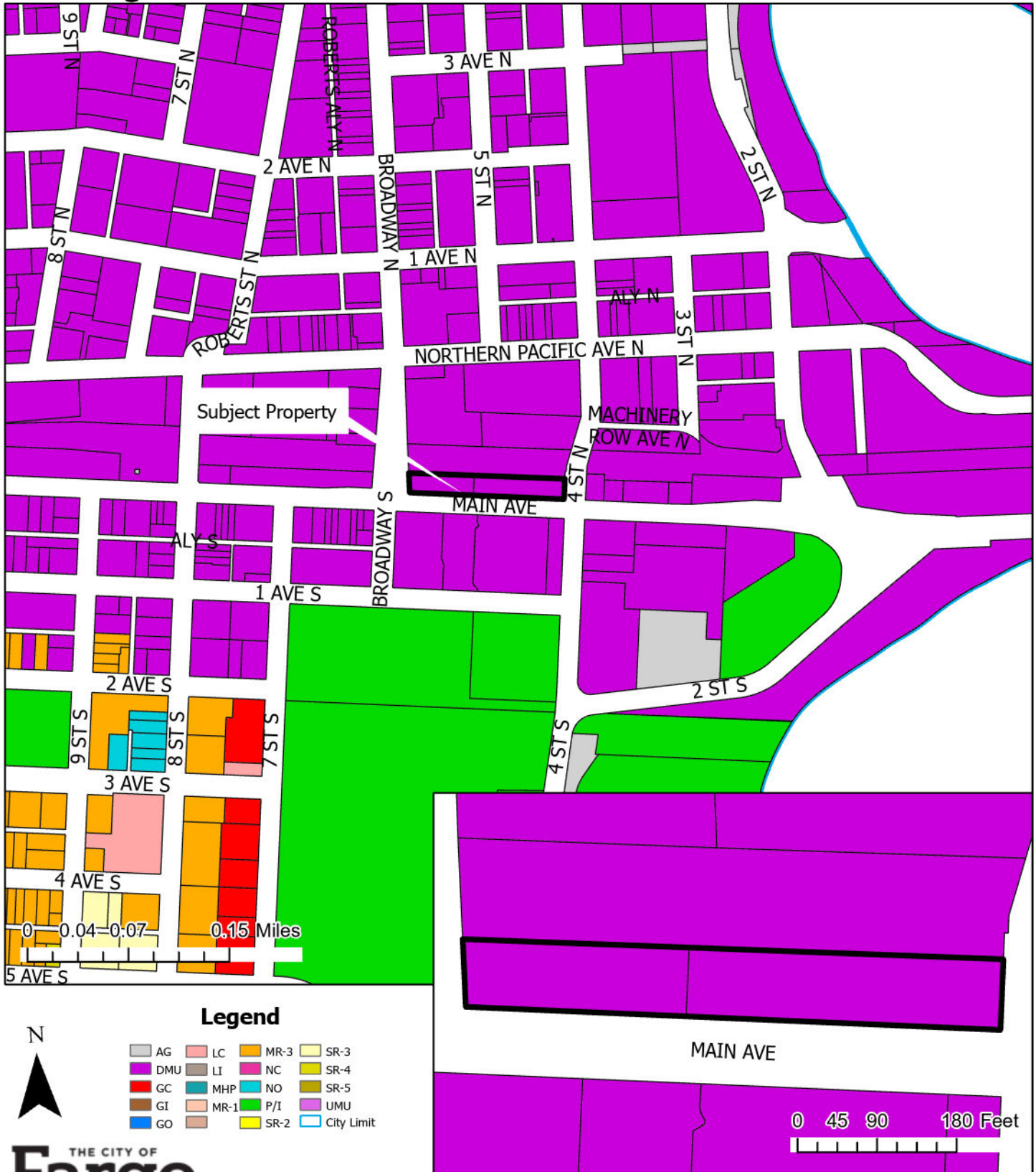
Attachments:

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

Major Subdivision

Lake Agassiz Addition

417 and 501 Main Avenue



Major Subdivision

Lake Agassiz Addition

417 and 501 Main Avenue



Fargo Planning Commission
May 5, 2026

LAKE AGASSIZ ADDITION

TO CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

A TRACT OF UNPLATTED LAND LOCATED IN THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST.
(A MAJOR SUBDIVISION)

