

City of Fargo Staff Report			
Title:	Champions Gate at Prairie Farms Fourth Addition	Date:	7/1/2026 7/30/2026
Location:	5475 and 5505 31st Street South	Staff Contact:	Donald Kress, planning coordinator
Legal Description:	Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms Second Addition		
Owner(s)/Applicant:	Designer Homes of Fargo Moorhead / Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms Second Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	City Commission Consent Agenda: August 3rd, 2026		

Existing	Proposed
Land Use: Platted but not developed	Land Use: Single-Dwelling Residence
Zoning: SR-3, Single dwelling residential	Zoning: No change
Uses Allowed: allows detached houses, daycare centers up to 12 children, attached houses, duplexes, parks and open space, religious institutions, safety services, schools, and basic utilities	Uses Allowed: No change
Maximum Density Allowed: 8.7 dwelling units per acre	Maximum Density Allowed: No change

Proposal:
The applicant requests approval of one entitlement: 1. A plat of the Champions Gate at Prairie Farms Fourth Addition, a replat of Lots 1 and 2, Block 1, Champion's Gate at Prairie Farms 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: P/I, Public/Institutional, with park and open space use; • East: P/I, Public/Institutional, with park and open space use; and SR-4, with single family use • South: SR-3, with single family use; some lots are undeveloped • West: City of Frontier—lots adjacent to the proposed subdivision are large lot detached single family residences. Area Plans: The Fargo Growth Plan 2024 designates the area of the subject property as "Suburban Neighborhood" place type. The primary use in this place type is small to medium lot single family detached housing. The SR-3 zoning is consistent with this place type designation. (continued on next page)

Context:

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

Neighborhood: The subject property is located within the Maple Valley neighborhood.

Parks: Prairie Farms Park (5400 31st Street South) is located east across 31st Street South from the subject property. This park has amenities of a basketball court, grill, picnic table, playgrounds for ages 2-5 and 5-12 recreational trails, and a shelter.

Pedestrian / Bicycle: An off-road bike facility is located along 52nd Avenue South, approximately one-quarter mile north of the subject property. Additionally, there are paths within Prairie Farms Park, as noted above. All these paths are components of the metro area trail system.

MATBUS Route: The subject properties are not located along a MATBUS route.

Staff Analysis:**SUBDIVISION**

The area of the proposed subdivision has been included in two previous subdivisions, as shown in the chart below.

SUBDIVISION	YEAR	BLOCK	LOTS or portions thereof
Prairie Farms	2014	6	14, 15
Champions Gate at Prairie Farms	2018	1	1 through 4
Champions Gate at Prairie Farms Second Addition	2025	1	1 and 2

(NOTE: There is also a Champions Gate at Prairie Farms Third Addition, but the proposed Fourth Addition is not a replat of the Third Addition. The Third Addition is a replat of different lots in the Second Addition.)

The proposed subdivision combines Lots 1 and 2, Block 1, into a single lot. Though Lot 1 has an area of over 27,000 feet, and a building envelope (within the setbacks) of almost 15,000 square feet, the developer believes the configuration of this lot, with its long, curved frontage and narrowing “tail” to the north, does not allow him to build the type of homes he envisions for this subdivision, so his intent is to combine it with Lot 2 into a single large lot.

Lot 1 currently includes a subdivision sign. This sign will be in an easement, which will be a document recorded separately from the plat. The sign will be maintained by the HOA.

A private driveway with two access points from 31st Street South serves the individual lots in the Champions Gate at Prairie Farms subdivision, so the lots do not have individual driveways directly onto 31st Street South. The proposed plat depicts the vacation of the portion of this access easement on Lot 2, as this will no longer be necessary since Lots 1 and 2 will be combined.

Staff has determined that neither an amenities plan nor a developer agreement is required for this 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 Fargo Growth Plan 2024 designates the area of the subject property as “Suburban Neighborhood.” The SR-3 zoning is generally consistent with this growth plan 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 and responded to one inquiry 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)**

Recommended Motion

Suggested Motion: “To accept the findings and recommendations of the Planning Commission and staff and move to approve the proposed plat of the **Champions Gate at Prairie Farms 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 the **Champions Gate at Prairie Farms 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.

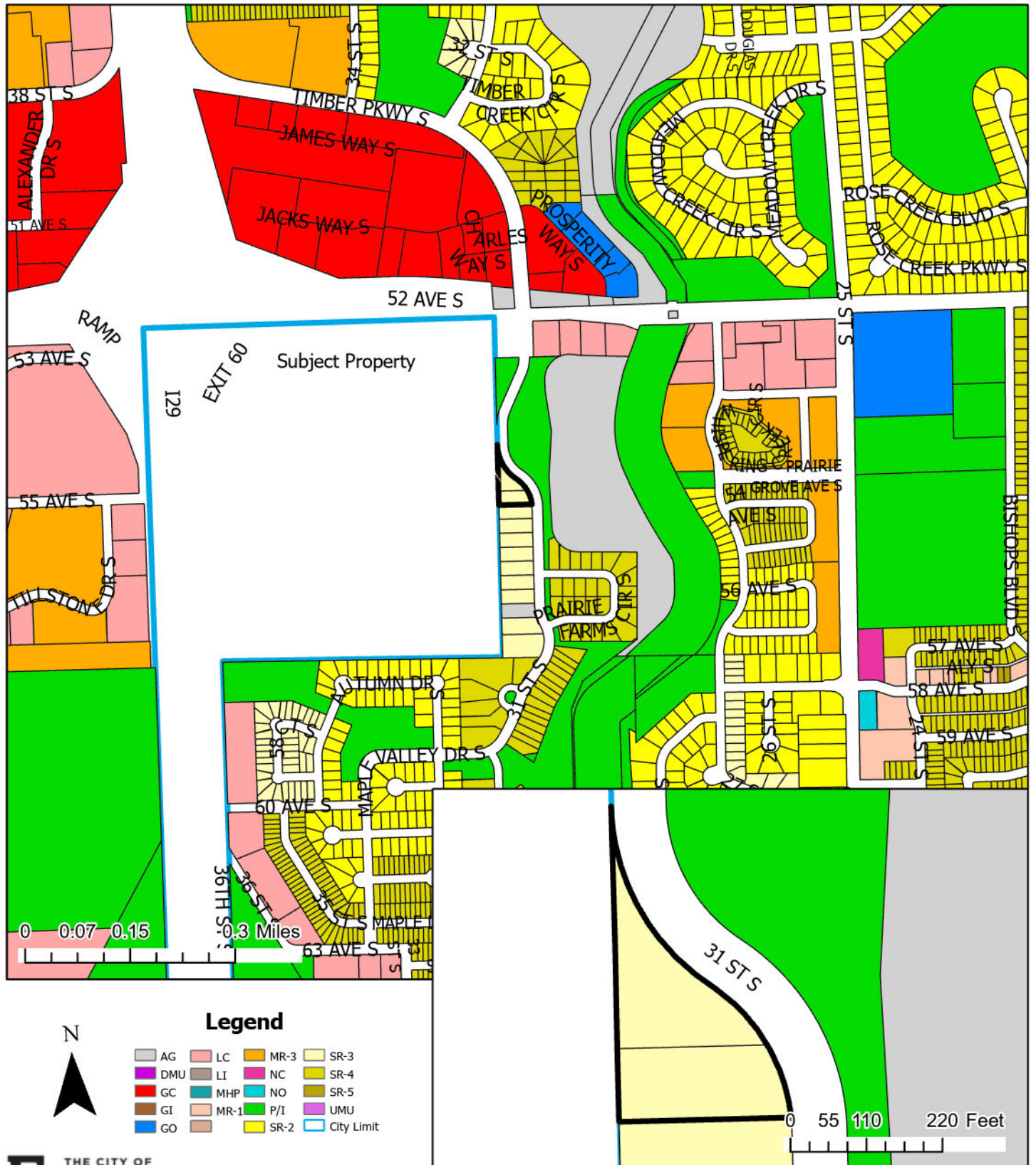
Attachments:

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

Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

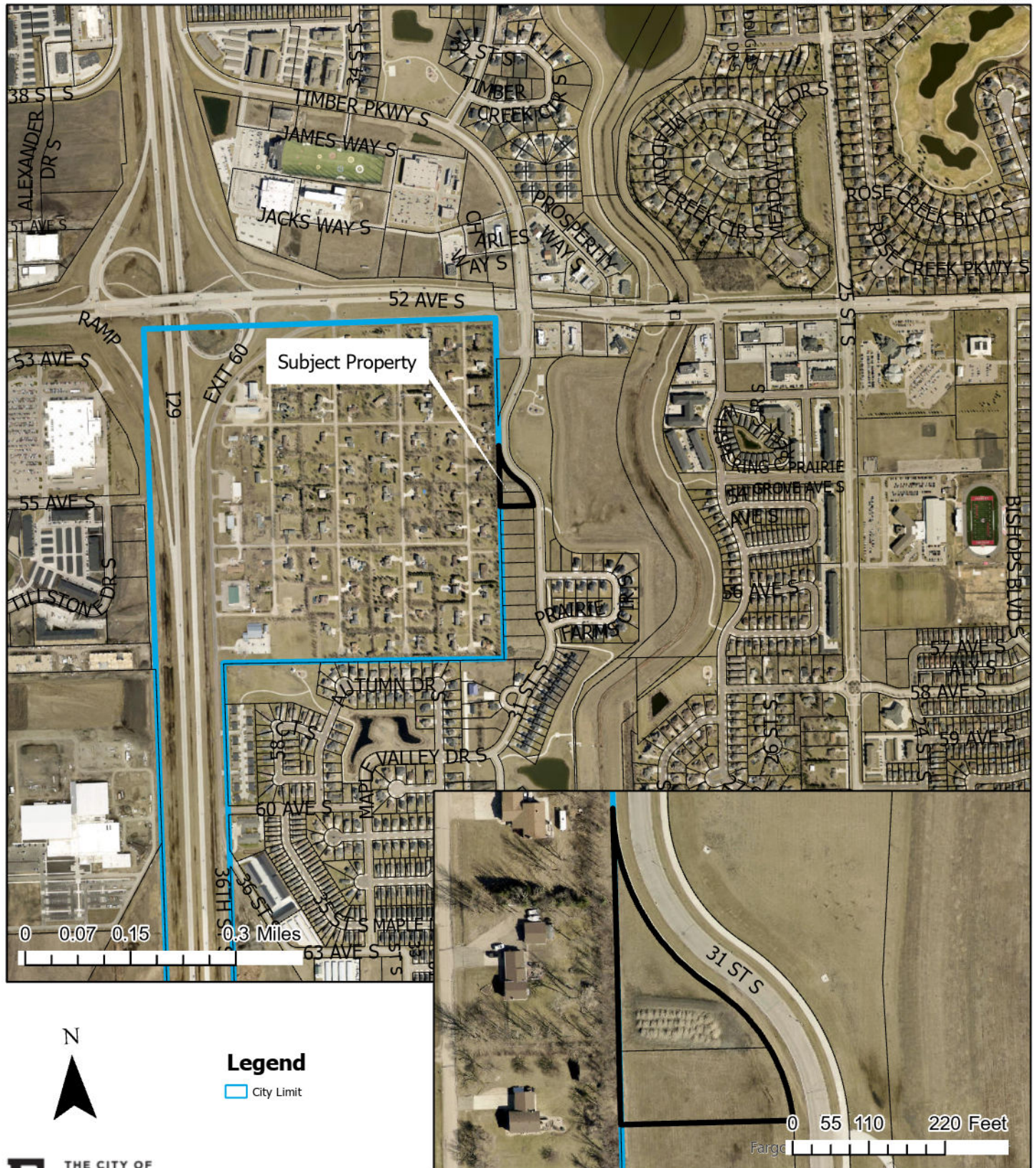
5505 &
5475 31st Street South



Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

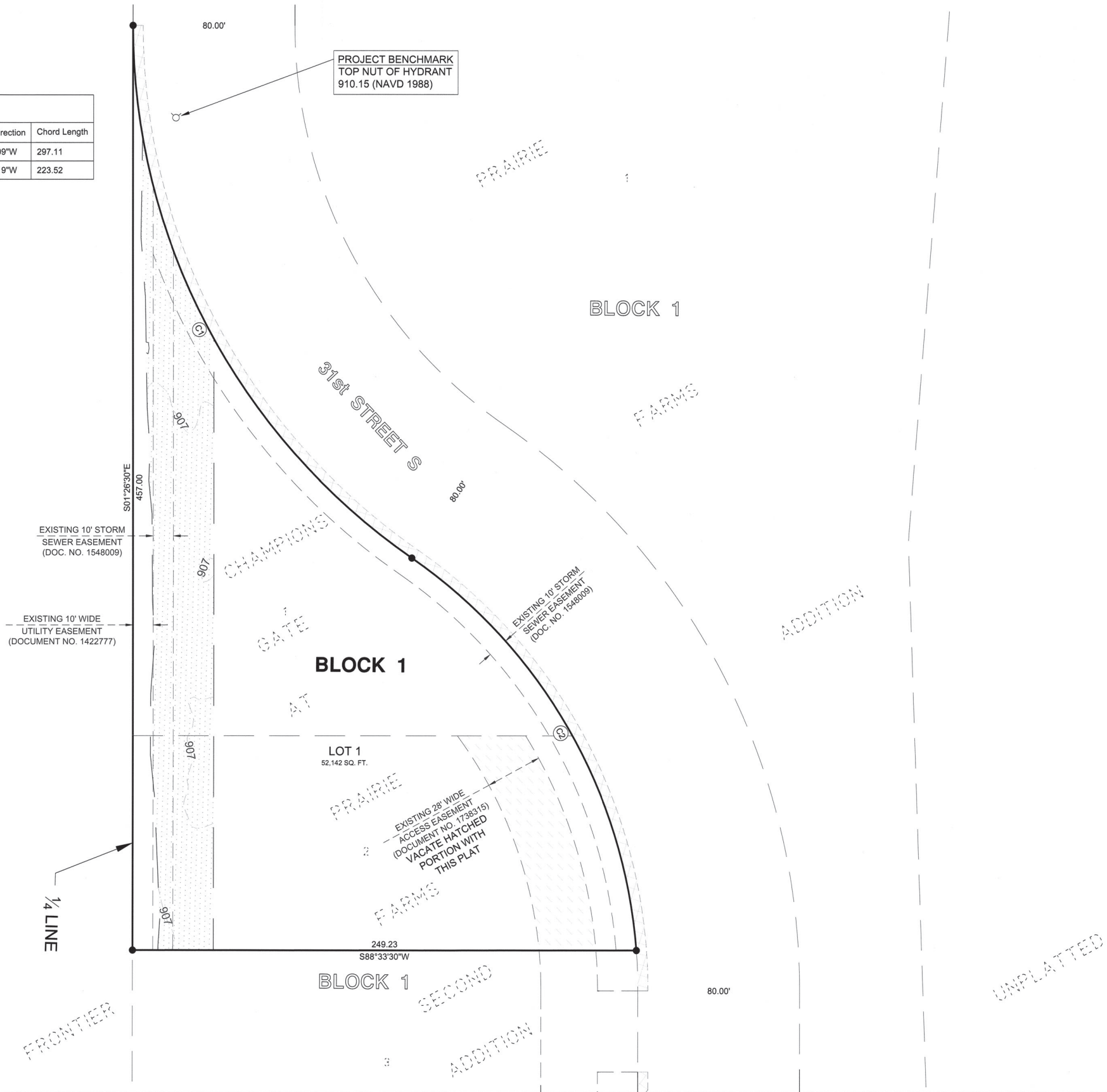
5505 &
5475 31st Street South



CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	308.98	320.00	55°19'19"	N29°06'09"W	297.11
C2	231.05	260.00	50°55'00"	N31°18'19"W	223.52



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	[Hatched Pattern]
EXISTING NEGATIVE ACCESS EASEMENT	[Cross-hatched Pattern]
PRIVATE ACCESS EASEMENT TO BE VACATED BY THIS PLAT	[Dashed Pattern]

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

- NOTES:
1. 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.
 2. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G DATED JAN. 16, 2015.
 3. BASE FLOOD ELEVATION = 906.6' (NAVD 1988)
 4. AREAS WITHIN FEMA ZONE AE ARE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.
 5. ELEVATION CONTOURS ARE ONLY SHOWN WITHIN FEMA ZONE AE.

CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

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TO THE CITY OF FARGO,
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OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Designer Homes of Fargo-Moorhead LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lots 1 and 2, Block 1, Champions Gate at Prairie Farms Second Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.197 acres, more or less.

And that said party does hereby vacate the Access Easement as designated for vacation on this plat; and has caused the above described tract of land to be surveyed and replatted as **CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

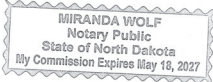
Designer Homes of Fargo-Moorhead LLC

Robert Leslie, President

State of North Dakota)
) ss
County of Cass)

On this 15th day of July, 2026 before me personally appeared Robert Leslie, President of Designer Homes of Fargo-Moorhead 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 said Corporation.

Notary Public:



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 7th day of July, 2026.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota)
) ss
County of Cass)

On this 7th day of July, 2026 before me personally appeared James A. Schlieman, 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 as his free act and deed.

Notary Public:



CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20____.

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo 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 Fargo City Engineer.

Notary Public:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this 7th day of

July, 2026.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this 7th day of July, 2026 before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, 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:



FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 20____.

Joshua A. Boschee, Mayor

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

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Joshua A. Boschee and Angie Bear, known to me 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:

