

City of Fargo Staff Report			
Title:	GPk Second Addition	Date:	4/29/2026 7/2/2026
Location:	1601 43rd Street North and 4201 16th Avenue North	Staff Contact:	Donald Kress, Planning Coordinator
Legal Description:	Lot 1, Block 1, GPk Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Jon Hoffman (GPk Products, Inc.) / Houston Engineering, Inc.	Engineer:	Houston Engineering, Inc.
Entitlements Requested:	Minor Subdivision (Replat of Lot 1, Block 1, GPk Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota)		
Status:	City Commission consent agenda: July 6th, 2026		

Existing	Proposed
Land Use: Undeveloped and Manufacturing and Production.	Land Use: Unchanged
Zoning: GI, General Industrial.	Zoning: Unchanged
Uses Allowed: Allows detention facilities, health care facilities, safety services, adult entertainment centers, off-premise advertising, commercial parking, industrial service, manufacturing and production, warehouse and freight movement, waste related use, wholesale sales, aviation, surface transportation, and mining.	Uses Allowed: Unchanged
Maximum Lot Coverage Allowed: Maximum 85% building coverage.	Maximum Lot Coverage Allowed: Unchanged

Proposal:
The applicant requests one entitlement: 1. A minor subdivision, entitled GPk Second Addition which is a replat of Lot 1, Block 1, GPk Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, 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: Across the railroad, LI, Limited Industrial, with warehouse use; AG, Agricultural, with single-family dwelling. • East: GI, General Industrial, with warehouse and office uses.

- South: Across 16th Avenue North, GI, General Industrial, with vacant land, warehouse, and freight movement uses.
- West: Across 43rd Street North, GI, General Industrial, with warehouse, office, and manufacturing and production uses.

Area Plans:

The Fargo Growth Plan 2024 designates the place type of the subject property as “General Industrial and Warehouse.” The existing GI, General Industrial zoning and the current industrial land uses are consistent with this place type.

Context:

Schools: The subject property is located within the West Fargo School District, specifically within the Westside Elementary, Cheney Middle, and West Fargo High schools.

Neighborhood: There is no neighborhood identified for the subject property.

Parks: There are no parks within a quarter mile of the subject property.

Pedestrian / Bicycle: There are no shared use paths adjacent to the subject property.

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

Staff Analysis:

SUBDIVISION

The subdivision combines two existing lots zoned GI, General Industrial into a single lot for future expansion of an industrial plant.

ADDITIONAL EASEMENT

The plat depicts an easement for a City sewer trunk line along the eastern boundary of the subject property. This easement was added to the plat during the review process at the direction of City staff. This easement replaces an unrecorded easement of the same dimensions that was established in 1977.

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.**

This subdivision is intended to replat two existing lots into one new lot and block. The Fargo Growth Plan 2024 designates the place type of the subject property as “General Industrial and Warehouse.” The existing GI, General Industrial zoning is consistent with this place type. This zoning allows the proposed land uses of manufacturing. No zone change is proposed. 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 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 20-0907.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 principals.

(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of the Planning Commission and staff and move to approve the proposed subdivision plat, **GPK Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

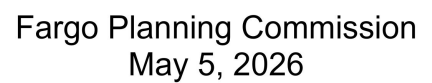
Planning Commission Recommendation: May 5th, 2026

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 the proposed subdivision plat, **GPK Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Sections 20-0907 B and C and 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

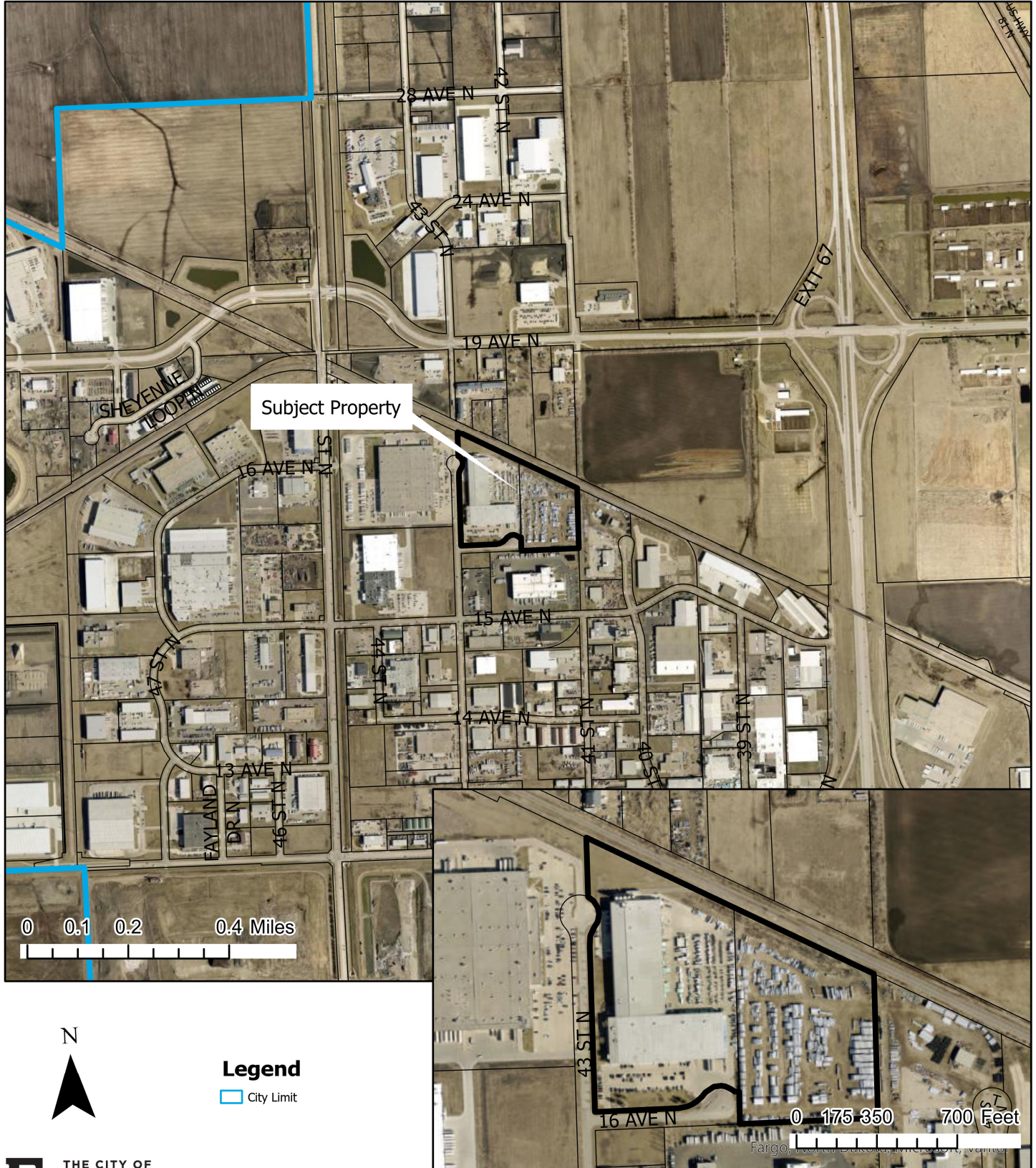
1601 43rd Street North and 4201 16th Avenue North



Minor Subdivision

GPK Second Addition

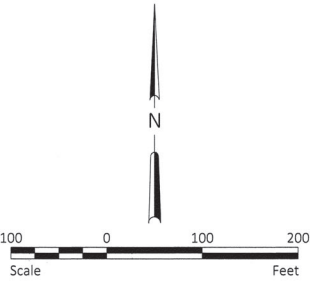
1601 43rd Street North and 4201 16th Avenue North



GPK SECOND ADDITION

A MINOR SUBDIVISION

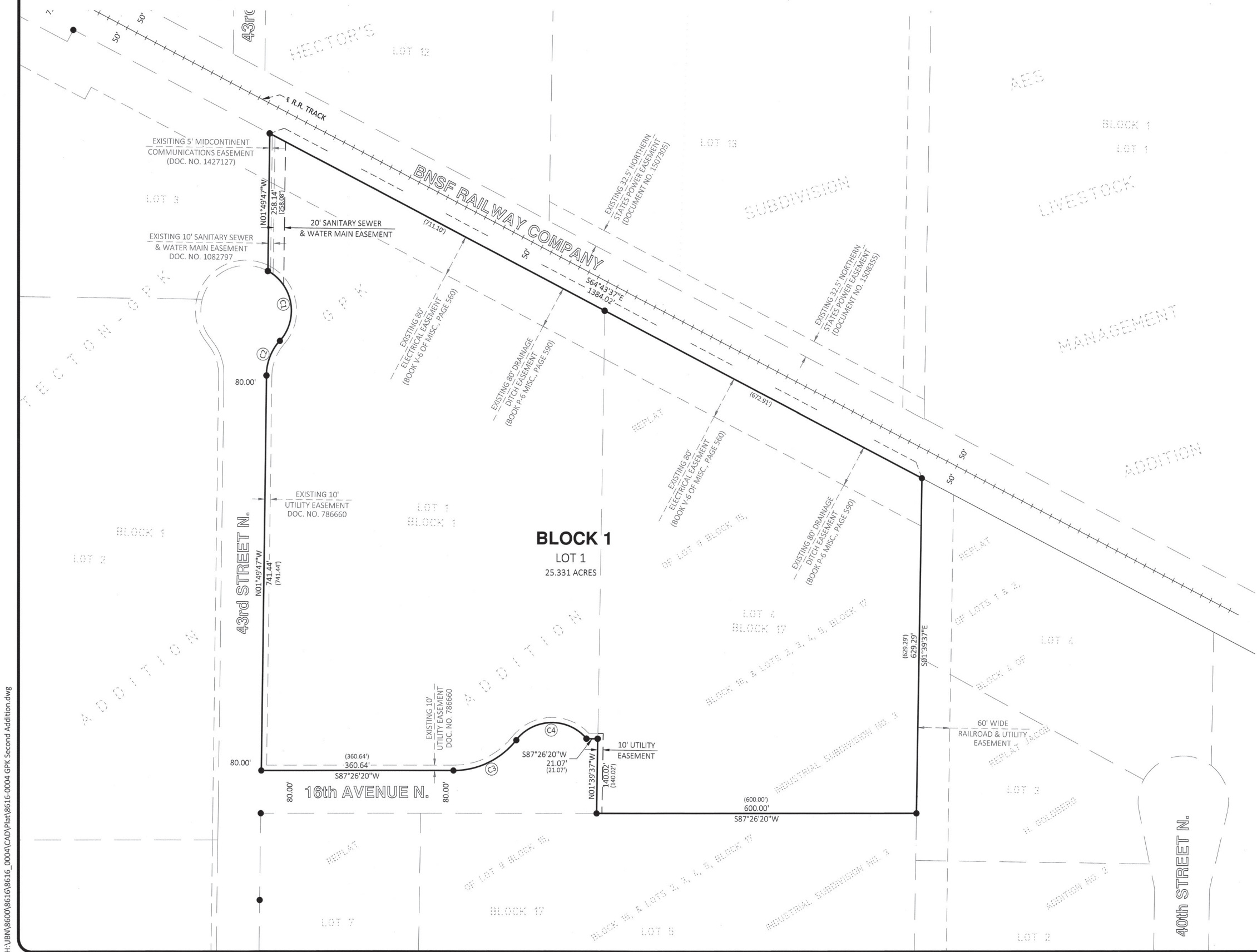
BEING A REPLAT OF LOT 1, BLOCK 1, GPK ADDITION &
LOT 4, BLOCK 17, REPLAT OF LOT 9 BLOCK 15, BLOCK 16, AND LOTS 2, 3, 4, 5, BLOCK 17, INDUSTRIAL SUBDIVISION NO. 3
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



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	- - - - -

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.44	85.00	102°44'54"	N12°23'11"W	132.82
C2	71.25	100.00	40°49'15"	N18°34'51"E	69.75
C3	135.88	150.00	51°54'04"	S61°29'18"W	131.28
C4	150.70	85.00	101°34'51"	S86°19'41"W	131.72



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GPK SECOND ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, GPK ADDITION &

LOT 4, BLOCK 17, REPLAT OF LOT 9 BLOCK 15, BLOCK 16, AND LOTS 2, 3, 4, 5, BLOCK 17, INDUSTRIAL SUBDIVISION NO. 3

TO THE CITY OF FARGO,

CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That GPK Products, Inc., a North Dakota corporation, is the owner and proprietor of the following described tract of land:

Lot 1, Block 1, GPK Addition to the City of Fargo, Cass County, North Dakota.

TOGETHER WITH

Lot 4, Block 17, Replat of Lot 9 Block 15, Block 16, and Lots 2, 3, 4, 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota.

Said tract contains 25.331 acres, more or less.

And that said party has caused the same to be surveyed and replatted as **GPK SECOND ADDITION** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the sanitary sewer and watermain easement, and the utility easement as shown on this plat.

OWNER:

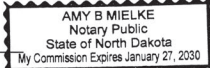
GPK Products, Inc.

Jon Hoffman, Vice President

State of North Dakota)
County of Cass) ss

On this 28th day of April, 2026, before me personally appeared Jon Hoffman, Vice president of GPK Products, Inc., A North Dakota corporation, 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, Curtis A. Skarphol, 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.

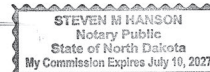
Dated this 24th day of APRIL, 2026.

Curtis A. Skarphol
Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this 24th day of APRIL, 2026, before me personally appeared Curtis A. Skarphol, 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 Knakmus, PE, City Engineer

State of North Dakota)
County of Cass) ss

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 his free act and deed.

Notary Public:

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed 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) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Timothy J. Mahoney 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:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this 5th day of

May, 2026.

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

State of North Dakota)
County of Cass) ss

On this 5th day of May, 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:

