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Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission Agenda

Tuesday, July 14, 2020 - 5:30 p.m.

Due To CDC Social Distancing Guidelines Related To The Covid-19 Pandemic The Public Is Asked To Attend The Meeting Via Zoom Meeting Channel At The Following Web Address:

<https://us02web.zoom.us/j/88219519389?pwd=cVh2VkRTY3c1YytmZXU4TWZFb3VrQT09>

Password: 504702

Or Telephone: Dial (312) 626-6799

Webinar ID: 882 1951 9389

Password: 504702

1. Call to Order
2. Approval of Minutes – June 9, 2020
3. Public Hearing – A20-19 Conditional Use Permit for increased signage in a P: Public Facilities District at 501 26th Avenue East (Lot 2, Block 7 of South Pond at the Preserve 1st Addition), City of West Fargo, North Dakota – West Fargo Park District
4. Public Hearing – A20-20 Conditional Use Permit for increased residential area identification signage and to allow for an illuminated sign which faces a residential district at 1215 19th Avenue East (Lot 2, Block 1 of Burlington Addition), City of West Fargo, North Dakota - Goldmark
5. Public Hearing – A20-21 Zoning Ordinance Amendment to Sections 4-434 DMU: Downtown Mixed Use and 4-435 EMU: Entertainment Mixed Use District
6. **Continued** - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District
7. Correspondence
8. Non-agenda
9. Adjournment



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Tim Solberg, AICP, Director of Planning and Zoning
Larry M. Weil, Community Development Director
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, June 9, 2020 at 5:30pm
West Fargo City Hall

DUE TO CDC SOCIAL DISTANCING GUIDELINES RELATED TO THE COVID-19 PANDEMIC THIS PLANNING AND ZONING MEETING WAS VIA ZOOM MEETING

Members Present: Tom McDougall
Joe Kolb
David Gust
Shane Lebahn
Lana Rakow
April Walker
Eric Dodds

Members Absent: Jana Reinke

Others Present: Dustin Scott, Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair McDougall at 5:30pm.

Commissioner Gust moved and Commissioner Rakow seconded to approve the May 12, 2020 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner McDougall opened a Public Hearing – A20-17 Sandhills 6th Addition, Replat of Lot 2, Block 1 of Sandhills 3rd Addition and Replat and Rezone from Agricultural to LI: Light Industrial of Lot 21, Block 6 of Meadow Brook Park Subdivision, City of West Fargo. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Kolb moved and Commissioner Dodds seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-18 Conditional Use Permit for construction of an accessory building on an Agriculturally zoned parcel at 3605 2nd Street East (unplatted parcel located in the SW¹/₄ of Section 29, T139N, R49W), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Dodds seconded to approve the application

with the two conditions listed in the staff report and an added condition of an acknowledgement. No opposition. Motion carried.

- Don Dabbert from Dabbert Custom Homes, was available for questions and height requirements discussion.

Commissioner McDougall continued a Public Hearing – A20-10 Conditional Use Permit for off-premise signage within the DMU: Downtown Mixed Use District at 444 Sheyenne Street (Lot 2, Block 1 of Sheyenne Plaza 1st Addition), City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Gust seconded to decline the application. No opposition. Motion carried.

- Mike Amundson, West Fargo Events, was available for questions and discussion.

A20-16 Sandhills 5th Addition, Replat and Rezoning from Agricultural to LI: Light Industrial, All of Block 2, Lots 5-16 of Block 3, Lots 12-15 of Block 4, Lots 10-13 of Block 8, Lots 7-16 And Lot 22 of Block 9 And All of Blocks 10 And 11 All In Meadow Brook Park Subdivision; Vacation Plat of part of Gress Avenue, part of 2nd Avenue NW, part 1st Avenue NW, All of Northern Pacific Avenue And part of Park Boulevard All In Meadow Brook Park Subdivision And Auditor's Lot 1 of the SE ¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota. This application was **withdrawn**.

Commissioner McDougall continued a Public Hearing - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District. There was no opposition to continue to the next meeting.

Correspondence was received, SWCA Environmental Consultants notifying the Planning and Zoning Commission about an upcoming pipeline project. Commissioner Walker moved and Commissioner Kolb seconded to have Dustin Scott, City Engineer and Tim Solberg, Planning and Zoning Director, draft a letter in response. No opposition. Motion carried.

There were no non-agenda items.

Commissioner Walker and Commissioner Kolb seconded to adjourn. No opposition. Meeting adjourned.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-19		CONDITIONAL USE PERMIT	
501 26 th Avenue E			
Lot 2, Block 7 of South Pond at the Preserve 1 st Addition, City of West Fargo, North Dakota			
Applicant: Indigo Signworks Owner: West Park District		Staff Contact: Malachi Petersen	
Planning & Zoning Commission Public Hearing:		07-14-2020	
City Commission:			

PURPOSE:

Allow for increase in signage as provided for as a conditional use in 4-460.9.3.c of City Ordinances.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Park Recreational Center
Current Zoning District(s):	P: Public Facilities
Zoning Overlay District(s):	NA
Total area size:	10 Acres
Adjacent Zoning Districts:	North: Commercial Office Park; South & East: Single Family Dwelling District; West: Public Facilities
Adjacent street(s):	26 th Avenue East (Collector); 7 th Street East (Local)
Adjacent Bike/Pedestrian Facilities:	Multiuse Paths and sidewalks along roadways
Available Parks/Trail Facilities:	Not applicable

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a conditional use permit for additional wall signage.
- Sign square footage maximum for identification signs in the P: Public Facilities district is limited to 96 ft².
- The applicant proposes installing 88 ft² of lighted channel letters along the north and west elevation of the building. There is an existing 85 square foot freestanding sign.
- For facilities occupying an area of five acres or more, an identification sign of not larger than 96 square feet or two signs not to exceed 48 square feet may be permitted unless a conditional use permit is considered for additional signage.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.

STAFF REPORT

2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted.
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - The proposed sign is illuminated. It is placed on a building that is setback approximately 177' from the north property line adjacent to a collector roadway and 124' from the west property line adjacent to Freedom Elementary School.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - No concerns noted. Similar size signs in similar situations have been approved in the past with conditions.

NOTICES:

Sent to: Property owners within 350' and applicable departments and agencies.

Comments Received: None to date.

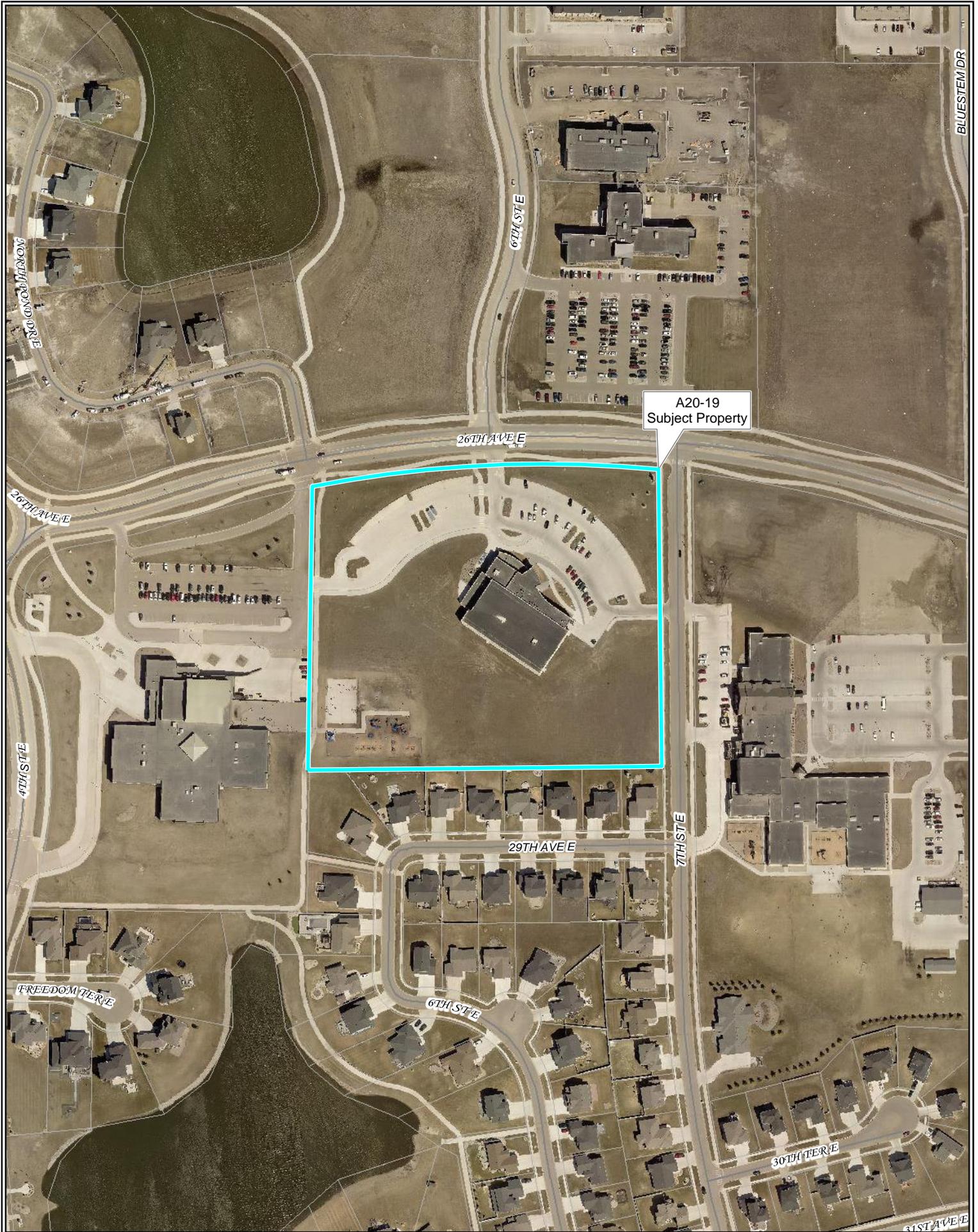
CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The sign is accessory to the surrounding buildings and appears to be appropriately sized for the area. Public comments should be weighed when considering the application.

RECOMMENDATIONS:

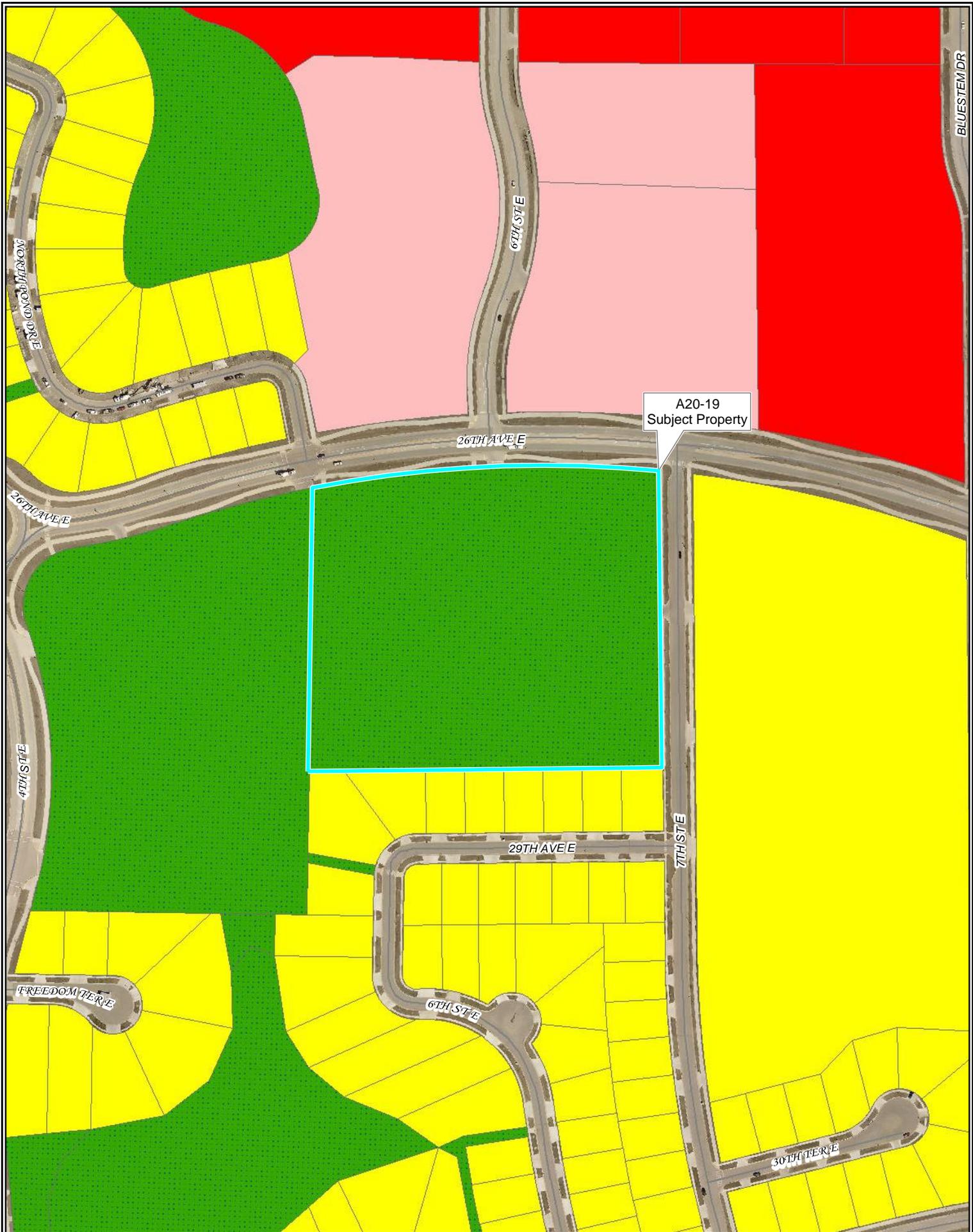
It is recommended that the City approve the proposed application on the basis that with conditions that it could be considered consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Consideration be given to any public comments that may be received.
2. A Signed Conditional Use Permit Agreement is received.



A20-19
Subject Property





A20-19
Subject Property

City of WEST FARGO

—A: Agricultural	—LI: Light Industrial	—R-1A: Single Family	—R-2: Limited Multiple Dwelling	—R-L 1A: Large Lot Single Family
—C: Light Commercial	—M: Heavy Industrial	—R-1E: Rural Estate	—R-3: Multiple Dwelling	—R-R: Rural Residential
—C-OP: Commercial Office Park	—P: Public	—R-1S: Special One and Two Family	—R-4: Mobile Home	—PUD: Planned Unit Development
—HC: Heavy Commercial	—R-1: One and Two Family	—R-1SM: Mixed One and Two Family	—R-5: Manufactured Home	—DMU: Downtown Mixed Use

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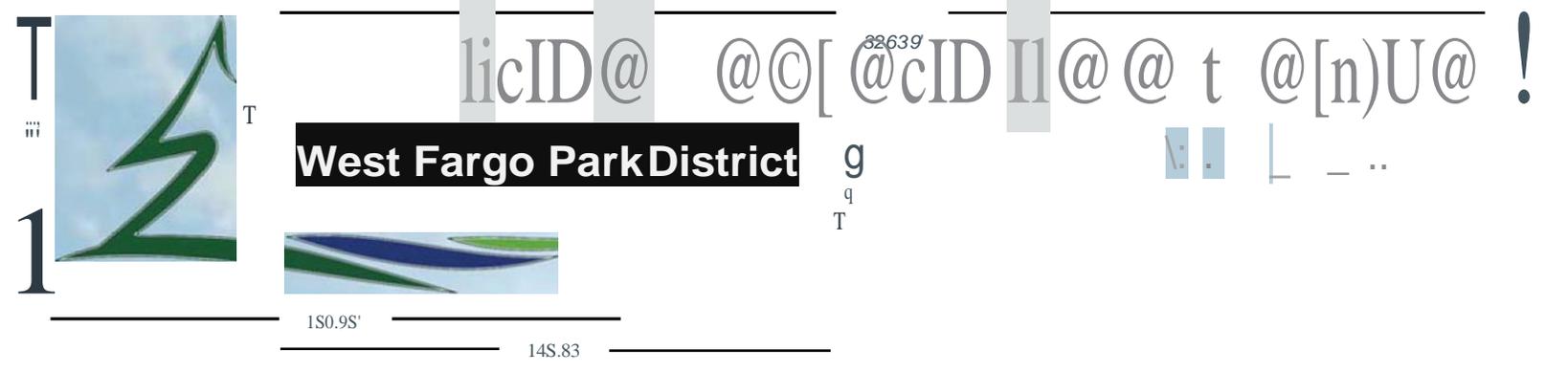
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Due to the limitations of the printing process,
the colors shown may not reflect actual colors.



Note: Survey needed for height above windows

STAFF REPORT

A20-20		CONDITIONAL USE PERMIT	
1215 19 th Avenue East			
Lot 2, Block 1 of Burlington Addition			
Owner/Applicant: Townhomes at Charleswood		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		07-14-2020	
Public Hearing:		07-14-2020	
City Commission:			

PURPOSE:

Increase Residential Area Identification signage as provided for as a conditional use in 4-460.9.1.d of City Ordinances and allow for an illuminated sign which faces a residential district as provided for as a conditional use in 4-460.7.14 of City Ordinances.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	PUD: Planned Unit Development (Residential/Multi Family)
Zoning Overlay District(s):	n/a
Total area size:	1.05 Acres
Adjacent Zoning Districts:	East, West & South – PUD: Planned Unit Development North – R-1: One & Two Family Dwellings
Adjacent street(s):	19 th Avenue East (Collector); Broadway Way (Private Drive); Hampton Way (Private Drive)
Adjacent Bike/Pedestrian Facilities:	Park within ½ mile accessible by sidewalks
Available Parks/Trail Facilities:	Adjacent sidewalks and path along 19 th Avenue East

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a Conditional Use Permit for increased Residential Area Identification for the development, which will be illuminated and facing a residential area, as well as a simulated photograph of the proposed monument sign placement on the lot.
- Except as provided for as a conditional use, residential identification signage is permitted only one sign for each exclusive entrance to the development which may not exceed 32 ft² and a maximum height of 8 feet for freestanding signs.
- Currently the applicant has a few 32 ft² signs at various entrances to building lots, which the owner feels are of inadequate size for identifying the Townhomes of Charleswood development.
- The applicant proposes one 85.5 ft² sign.
- The monument structure will be six feet high and 44 feet in length with landscaping. The applicant indicated it will have a lighted LED strip under the top edge casting down to the letters.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

STAFF REPORT

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - No concerns noted.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - The LED lighting will be directed down toward the letters and should not cause adverse effects such as glare or traffic safety problems. The sign structure will be placed 22' from the north (front) property line.
7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - No concerns noted.

NOTICES:

Sent to: Property owners within 350' and applicable departments and agencies.

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The sign is accessory to the surrounding buildings and appears to be appropriately sized for the area.

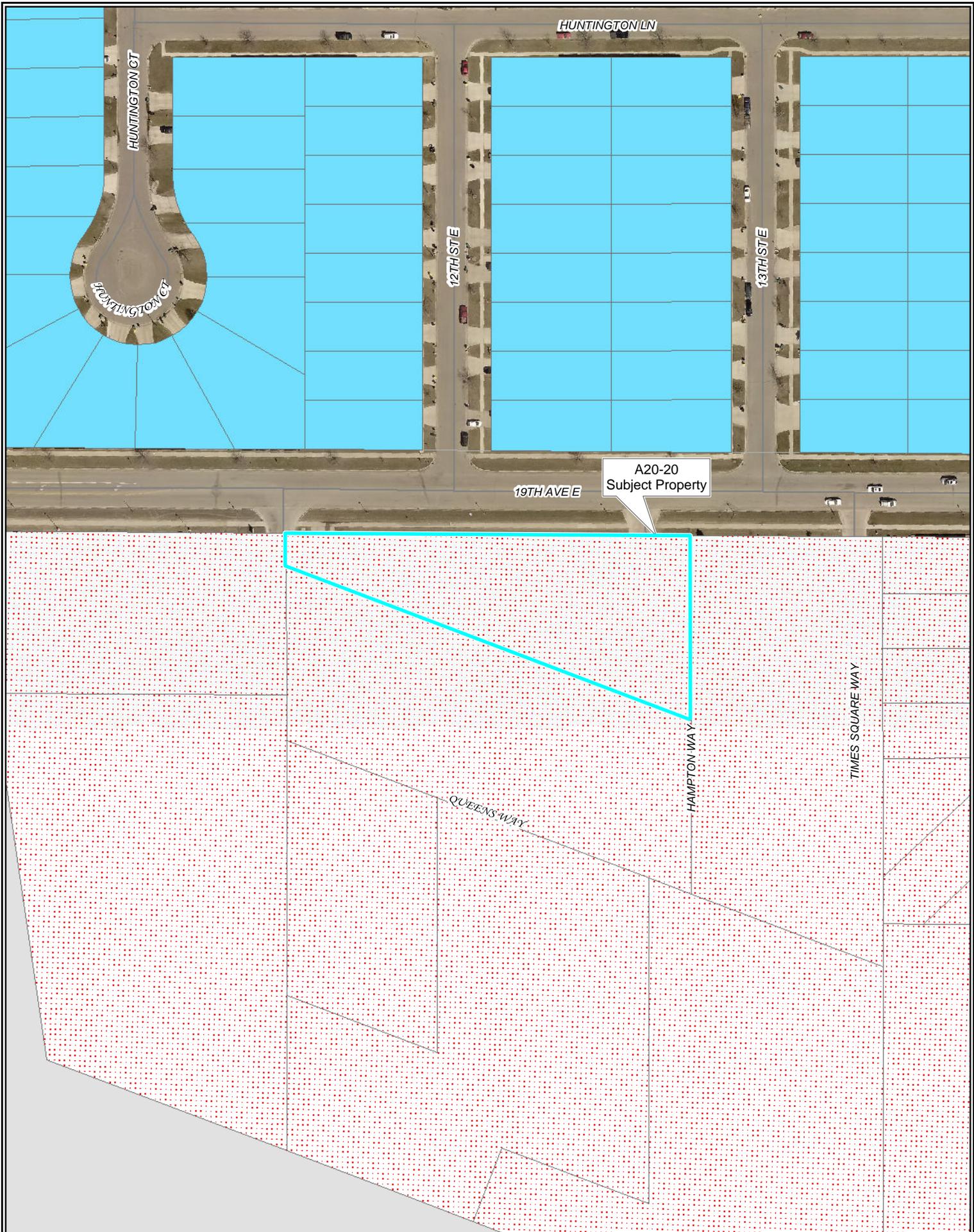
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that with conditions that it could be considered consistent with City plans and ordinances with recommended conditions of approval as follows:

STAFF REPORT

1. Consideration be given to any public comments that may be received.
2. A Signed Conditional Use Permit Agreement which outlines these details is received.





A20-20
Subject Property



 A: Agricultural	 LI: Light Industrial	 R-1A: Single Family	 R-2: Limited Multiple Dwelling	 R-L 1A: Large Lot Single Family
 C: Light Commercial	 M: Heavy Industrial	 R-1E: Rural Estate	 R-3: Multiple Dwelling	 R-R: Rural Residential
 C-OP: Commercial Office Park	 P: Public	 R-1S: Special One and Two Family	 R-4: Mobile Home	 PUD: Planned Unit Development
 HC: Heavy Commercial	 R-1: One and Two Family	 R-1SM: Mixed One and Two Family	 R-5: Manufactured Home	 DMU: Downtown Mixed Use



19th Ave E

12th St E

Hampton Way

Hampton Way

Hampton Way

Broadway Way

Broadway Way

Broadway Way

Broadway Way

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CHARLESWOOD TOWNHOMES

19th Ave

STAFF REPORT

A20-21 ZONING ORDINANCE AMENDMENTS	
Zoning Ordinance Amendment to Sections 4-434 DMU: Downtown Mixed Use and 4-435 EMU: Entertainment Mixed Use District	
Applicant: City of West Fargo	Staff Contact: Tim Solberg, AICP
Planning & Zoning Commission Introduction:	07/14/2020
Public Hearing:	07/14/2020
City Commission Introduction:	
Public Hearing & & 1 st Reading:	
2 nd Reading	

PURPOSE:

Amendment DMU: Downtown Mixed Use and EMU: Entertainment Mixed Use District to include applicable regulations

DISCUSSION AND OBSERVATIONS:

- Both the EMU: Entertainment Mixed Use District and the DMU: Downtown Mixed Use District were adopted by the City Commission on January 6, 2020.
- Staff recognized that adding in that “Other Applicable Regulations” was not included in the ordinance. This is common to apply sign, parking, landscaping and other supplementary district regulations to the district standards for all zoning districts.
- The proposal is to add the following language to the end of each of the two ordinances:
 4-43x.x. Other Applicable Regulations.
 Section 4-440 Supplementary District Regulations
 Section 4-450 Off-Street Parking and Loading Requirements
 Section 4-460 Sign Regulations

NOTICES:

Sent to: Notice in the newspaper and to City Departments

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The addition of “Other Applicable Regulations” provides necessary consistency with all other zoning districts in the City.

RECOMMENDATIONS:

Staff is recommending approval of the proposed amendments.

4-434. "DMU" DOWNTOWN MIXED USE DISTRICT.

Source: Ord. 1148, Sec. 3 (2020)

4-434.1. Statement of Intent. The intent of the DMU District is to provide elements which promote the principles of good planning and design as outlined in West Fargo 2.0. The elements are walkability, connectivity, mixed-use, scale, intensity and hidden parking. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and a better connected village core. Additional growth and development within this connected village core is most desirable due to the presence of existing infrastructure and proximity of services. New development and redevelopment within this district should be in mixed-use buildings which will create and/or contribute to the character of a district that supports the City's goal of providing a cultural core of the community that creates a place residents come to gather and a place that is exciting to visit. New development and redevelopment should encourage civic pride, social and economic activity, and provide for a neighborhood that exemplifies the identity of West Fargo.

4-434.2. Uses. All uses are permitted in the DMU District, except the following uses, as defined in Section 4-200, which are not considered consistent with the intent of the district due to the inability to provide compatibility with the variety of traditional uses found within the district:

1. Adult Entertainment Center
2. Behavioral Health Care Facility
3. Heavy Industrial Uses

4-434.3 Site Design Standards.

1. Building Orientation.
 - A. All portions of buildings which front along a public or approved private street must be oriented to provide for an inviting entrance or public view.
 - B. A zero foot setback is required along public or approved private streets.
 - i. Deviation from the zero foot setback may be allowed in instances where additional useable space is proposed such as dining areas, public art installation or plaza space, driving aisles, or other such uses.

- ii. Any proposed deviation will require approval by the City Commission upon recommendation of the Director of Planning and Zoning.
- iii. Deviation also may be required in instances where adequate right of way does not provide for the design requirements for mobility or on-street parking needs as determined by the City Commission at the recommendation of the City Engineer and Director of Planning and Zoning.

4-434.4. Lot Design Standards.

1. Parking Areas.

- A. Parking lots are required to be designed to share access with adjoining properties to avoid unnecessary additional access and open space which is difficult to maintain or provides no benefit to the district.
- B. Maximum parking allowed for a use may not exceed the parking minimum requirements found within Section 4-450: Off Street Parking and Loading Regulations.
- C. Parking lots are required to be hidden with first priority to be placed out of sight of a public or approved private street.
- D. On-street parking is encouraged where possible and is to be designed at the discretion of the City Engineer and Director of Planning and Zoning and approved by the City Commission.
- E. Where parking lots front a public or approved private street, a minimum 5 foot decorative buffer is required to include pedestrian friendly areas that also include plantings which hide the parking area such as shown in the exhibit below.



2. Building Construction.

- A. A minimum of seventy percent of all ground floor façade which fronts a public or approved private street is required to consist of windows or glass doors.
- B. New construction is required to be a minimum of two stories.
- C. The remaining ground floor façade is required to consist of durable materials.
- D. Residential lap-siding and corrugated metals or fiberglass siding are not allowed. Architectural panels of varying materials may be deemed acceptable upon review by the Planning and Zoning Commission and City Commission provided they are deemed to fit within the character of the district.
- E. Utilities associated with private and/or public facilities as well as rooftop or tenant spaces are required to be screened in a manner consistent with the intent of the district.

3. Signage.

- A. Where a building is meeting the required zero front setback line, an encroachment of a wall sign or protruding wall sign at the ground level floor with a safe clearance may occur with appropriate approval of an encroachment agreement with the City as approved by the City Commission.
- B. Off-premise signage within the district is allowed as a conditional use following the provisions set forth in Section 4-550 of City Ordinances. Signage within the district should take into account the characteristics of its surrounding area and the intent and context of a downtown environment. The Commission should deliberate such items as size, intensity of light or color, and motion to avoid nuisance factors to the public and neighboring uses.

4. Streetscape. The following provides a guide for improvements to a public or approved private street within the Downtown Mixed Use District. Improvements within City right of way are to be designed at the discretion of the City Engineer and Director of Planning and Zoning and approved by the City Commission. Any permanent encroachments into City right of way will require review and approval by the City Commission.



The **Frontage Zone** functions as an extension of the adjacent building, whether it is for signage or retailers to display products. This zone should encourage the businesses to use this portion of the boulevard as a part of the downtown experience. This Zone will be a consistent 2 feet wide offset from the private property line.



The **Pedestrian Zone** provides an unobstructed public path that is dedicated for pedestrians. This zone will ensure a safe and comfortable walking experience and should always be 6 feet wide which will allow for comfortable two-way travel for users.



The **Flex Zone** is defined as the section of the streetscape between the curb line and the Pedestrian Zone where street furnishings occur. This Zone will vary as the parking zone changes to accommodate the change.



The **Safety Zone** is defined as the space immediately next to the Pedestrian Zone or Flex Zone which separates the boulevard from the Parking Zone or roadway. This zone will always be 2 feet wide.



The **Identifier Zone** functions as a cultural canvas of West Fargo. Each area should be unique showcasing different aspects of cultural and historical aspects of the city.

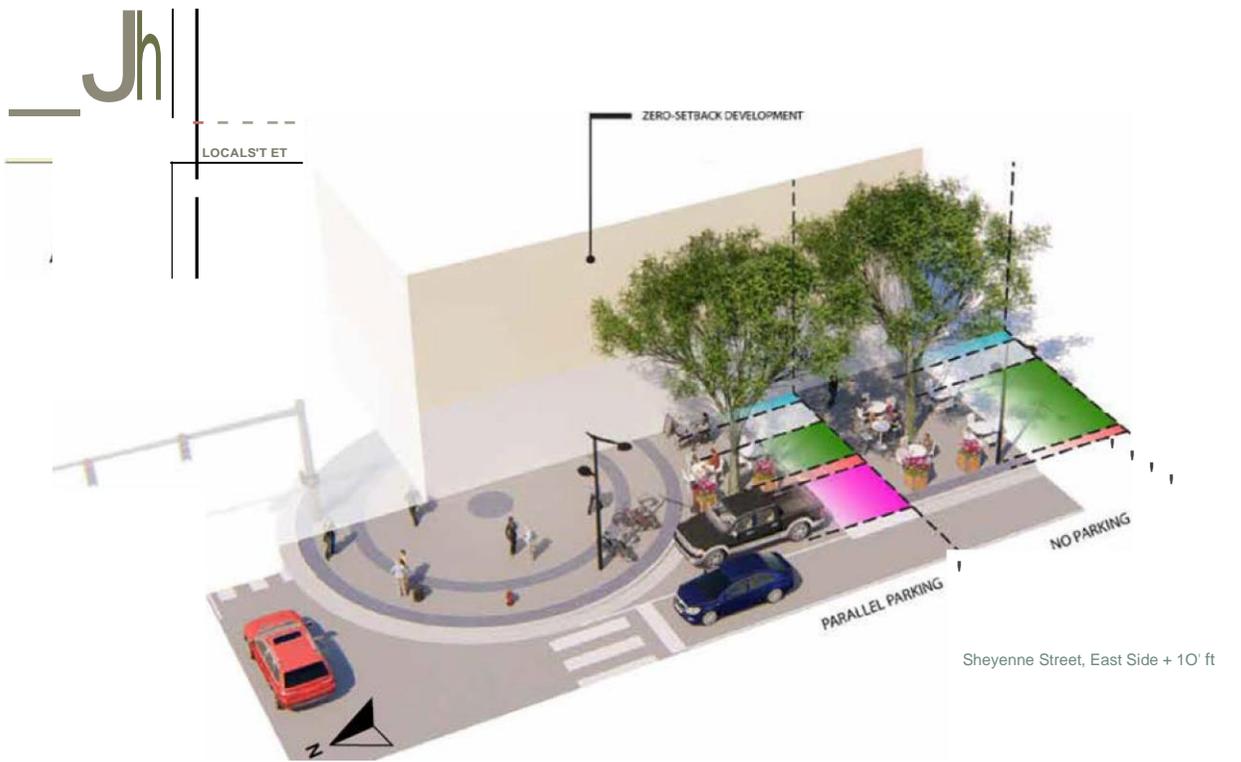
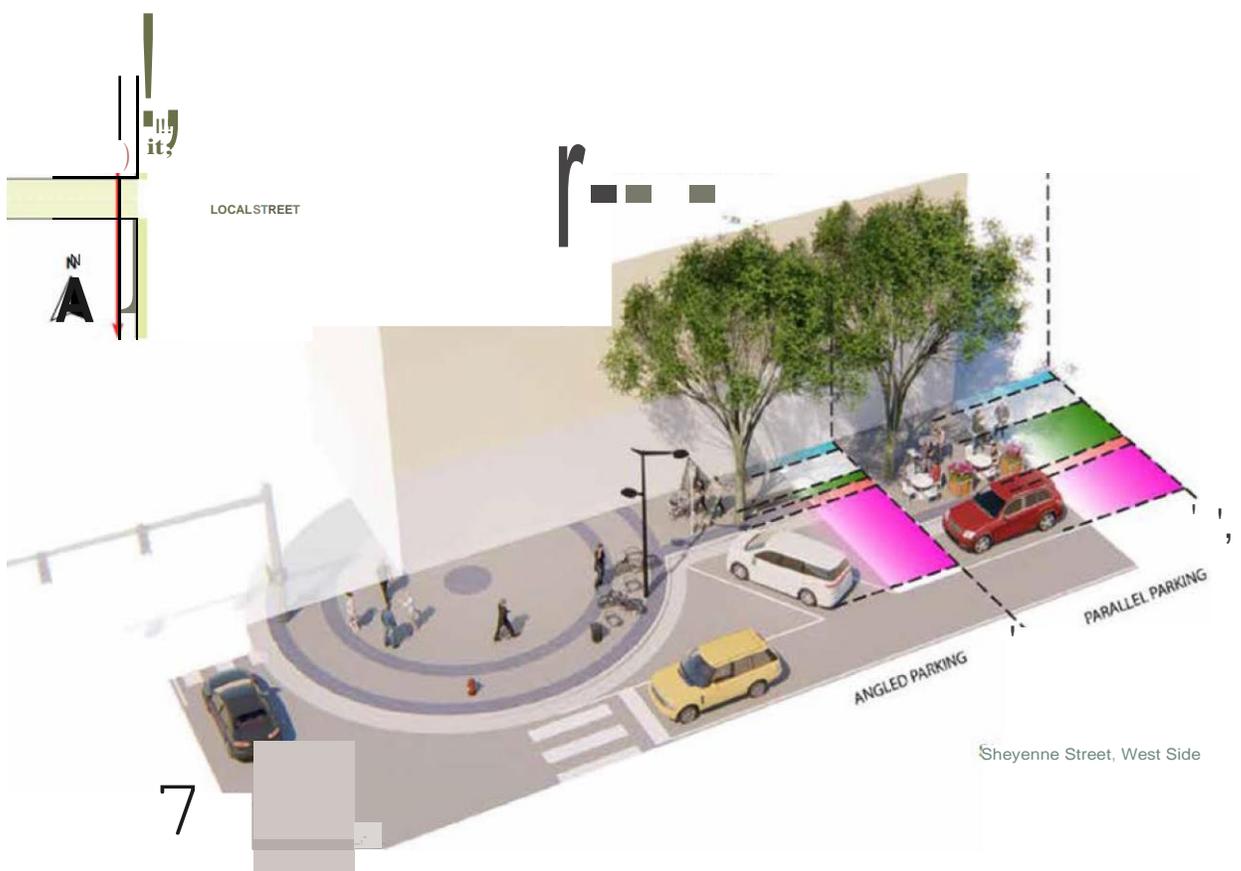


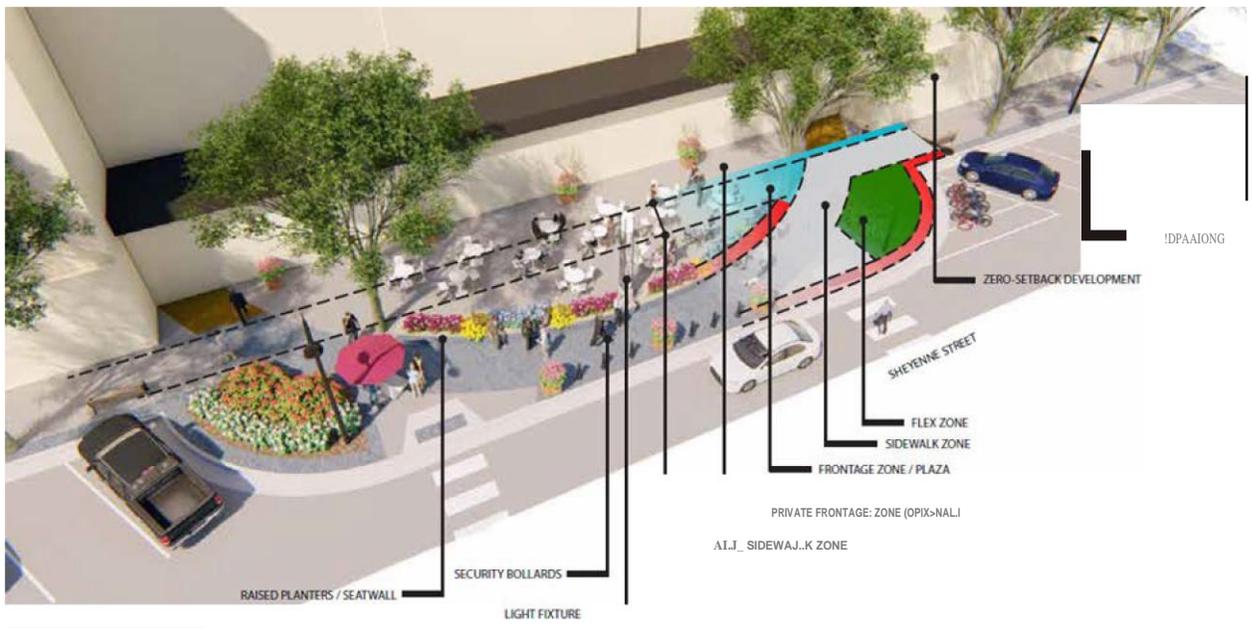
Branding Zone creates continuity along the corridor by providing a consistent aesthetic feel, providing wayfinding and city amenities unique to the downtown zoning district.

ZONE	WIDTH	USE
Frontage"	2'	Retail signage Planted pots Retail displays Seating Private furnishings
Pedestrian	6'	Path of pedestrian travel clear of obstructions
Flex"	Width varies as any remaining space in the sidewalk would be dedicated to this zone.	Trees and landscaping Outdoor cafes, seating, and retail displays Streetscape furnishings Public utilities
Safety	2'	Outer perimeter of sidewalk delineated by unique pattern not used in any other zone Clear of obstructions that impede field of view
Identifier t	15' Radius	Public art Surface material mosaics Cultural representation of community, each being unique
Branding	11'	Wayfinding Corridor specific amenities City branding Gateway

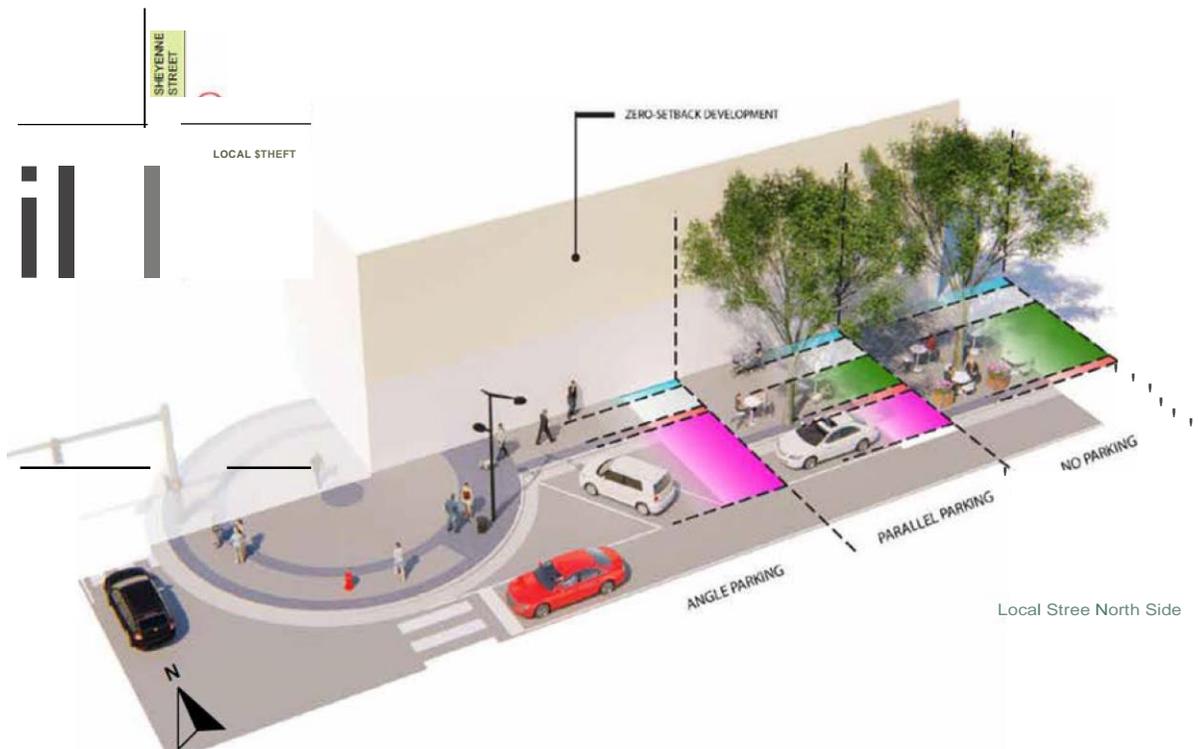
• Zone may not be used in all scenarios
t zone is only in Sheyenne Street bulb-outs



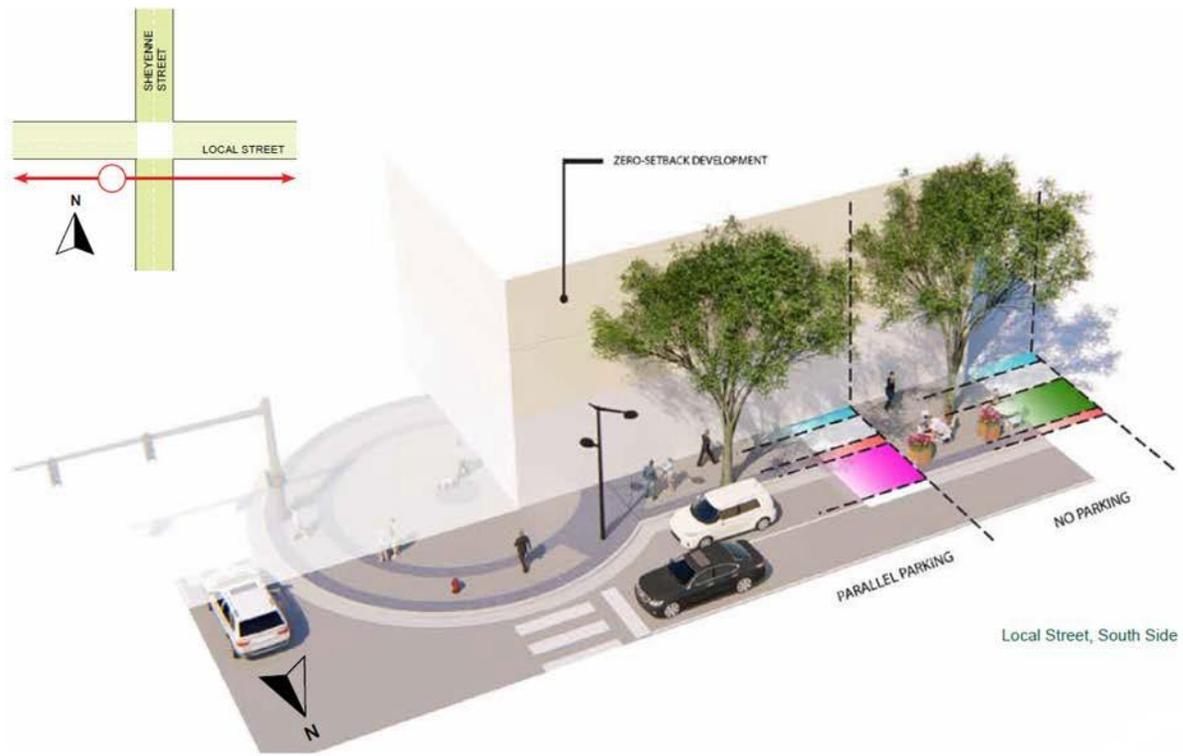




Midblock Crossing Scenario



Local Street North Side



4-434.5. Other Applicable Regulations.

Section 4-440 Supplementary District Regulations

Section 4-450 Off-Street Parking and Loading Requirements

Section 4-460 Sign Regulations

4-435. "EMU" ENTERTAINMENT MIXED USE DISTRICT.

Source: Ord. 1148, Sec. 4 (2020)

4-435.1. Statement of Intent. The intent of the EMU District is to provide elements which promote the principles of good planning and design as outlined in West Fargo 2.0. The elements are walkability, connectivity, mixed-use, scale, intensity and hidden parking.

New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and a better connected village core. New development and redevelopment within this district should be in mixed-use buildings which will create and/or contribute to the overall vibrancy of a district that supports entertainment and employment activity twenty-four hours a day and seven days a week. Nuisance issues typically considered to be a disruption to a private resident in a strictly residential or office district may be less of a concern in favor of options which promote activity and entertainment to the general public at the discretion of the City Commission in consideration of laws which govern such matters.

The Entertainment Mixed Use District should have adequate measures of separation or buffering from traditional residential or other low intensity neighborhoods to ensure compatibility of intensity is protected for both the district and its neighbors.

4-435.2. Uses. All uses are permitted in the EMU District except the following uses, as defined in Section 4-200, as they are not considered consistent with the intent of the district due to the inability to provide compatibility with the variety of traditional uses found within the district:

1. Adult Entertainment Center
2. Behavioral Health Care Facility
3. Heavy Industrial Uses

4-435.3. Site Design Standards.

1. Building Orientation
 - A. All portions of building which front along a public or approved private street shall be oriented to provide for an inviting entrance or public view.
 - B. A zero foot setback is required along public or approved private streets.

- i. Deviation from the zero foot setback may be allowed in instances where additional useable space is proposed such as dining areas, public art installation or plaza space, driving aisles, or other such uses.
- ii. Any deviation proposed will require approval by the City Commission upon recommendation of the Director of Planning and Zoning.
- iii. Deviation also may be required in instances where adequate right of way does not provide for the design requirements for mobility or on-street parking needs as determined by the City Commission at the recommendation of the City Engineer and Director of Planning and Zoning.

4-435.4. LOT DESIGN STANDARDS.

1. Parking Areas

- A. Parking lots are required to be designed to share access with adjoining properties to avoid unnecessary additional access and open space which is difficult to maintain or provides no benefit to the district.
- B. Maximum parking allowed for a use may not exceed the parking minimum requirements found within Section 4-450: Off Street Parking and Loading Regulations.
- C. Parking lots are required to be hidden with first priority to be placed out of sight of a public or approved private street.
- D. On-street parking is encouraged where possible and is to be designed at the discretion of the City Engineer and Director of Planning and Zoning and approved by the City Commission.
- E. Where parking lots front a public or approved private street, a minimum 5 foot decorative buffer is required to include pedestrian friendly areas that also include plantings which hide the parking area such as shown in the exhibit below.



2. Building Construction.

- A. A minimum of seventy percent of all ground floor façade which fronts a public or approved private street is required to consist of windows or glass doors.
- B. The remaining ground floor façade is required to consist of durable materials.
- C. Residential lap-siding and corrugated metals or fiberglass siding are not allowed. Architectural panels of varying materials may be deemed acceptable upon review by the Planning and Zoning Commission and City Commission provided they are deemed to fit within the character of the district.

3. Signage.

- A. Where a building is meeting the required zero front setback line, an encroachment of a wall sign or protruding wall sign at the ground level floor with a safe clearance may occur with appropriate approval of an encroachment agreement with the City as approved by the City Commission.
- B. Off-premise signage within the district is allowed as a conditional use following the provisions set forth in Section 4-550 of City Ordinances. Signage within the district should take into account the characteristics of its surrounding area and the intent and context of a vibrant entertainment environment. The Commission should consider such items as size, intensity of light or color, and motion to avoid nuisance factors to the public and neighboring uses.

4-435.5. Other Applicable Regulations.

Section 4-440 Supplementary District Regulations

Section 4-450 Off-Street Parking and Loading Requirements

Section 4-460 Sign Regulations

WELCOME! PLEASE JOIN US!

THE LIGHTS PLAZA

Jiglg6 R BBON CUTTING

July 11, 2020 5 PM

Monday 2:10 AM - West Fargo, ND

Stay connected with the City of West Fargo at www.westfargond.gov; [Facebook](#); [Twitter](#); [Nextdoor](#); [LinkedIn](#) and [YouTube](#).

Join the [City of West-Fargo](#) for a special celebration **5 p.m. Tuesday, July 14**, to officially **open** [The Lights Plaza](#) for the City of West Fargo's [community owned spaces](#). The event will be located on the north end of the plaza, located at **JOO 32nd Ave. W.** in West Fargo and parking is available in the City of West Fargo's parking garage located next to the plaza.

The Lights Plaza celebration will feature:

- Speeches from local leaders and key partners
- Official ribbon cutting
- Food trucks
- Live music
- Tours of the plaza and buildings

Developed through a partnership with [EPIC Companies](#) The Lights Plaza is the latest municipal amenity owned by the City of West Fargo to provide a unique space to attend concerts, community events or *some* outdoor fun. This partnership is a \$43 million investment in commercial and residential development to the City of West Fargo, along with West Fargo's first parking garage.

Attendees can also stick around for [Family Fun Night](#) 7-9 p.m. celebrating the great outdoors! See The Lights Plaza truly light up with the [Red River ZOO](#) mobile fishing tutorials and swim lessons station. These free community events are provided by the City of West Fargo through a partnership with [West Fargo Events](#).



The Lights Plaza entrances are designed to follow distancing guidelines. Attendees are encouraged to wear face masks and use hand sanitizer while at the events.

Individuals should not attend events in The Lights Plaza if they are experiencing or have recently been in contact with someone experiencing the following symptoms: fever or chills; cough, shortness of breath or difficulty breathing; fatigue; loss of taste or smell; sore throat congestion or unusual nose discharge or vomiting or diarrhea.