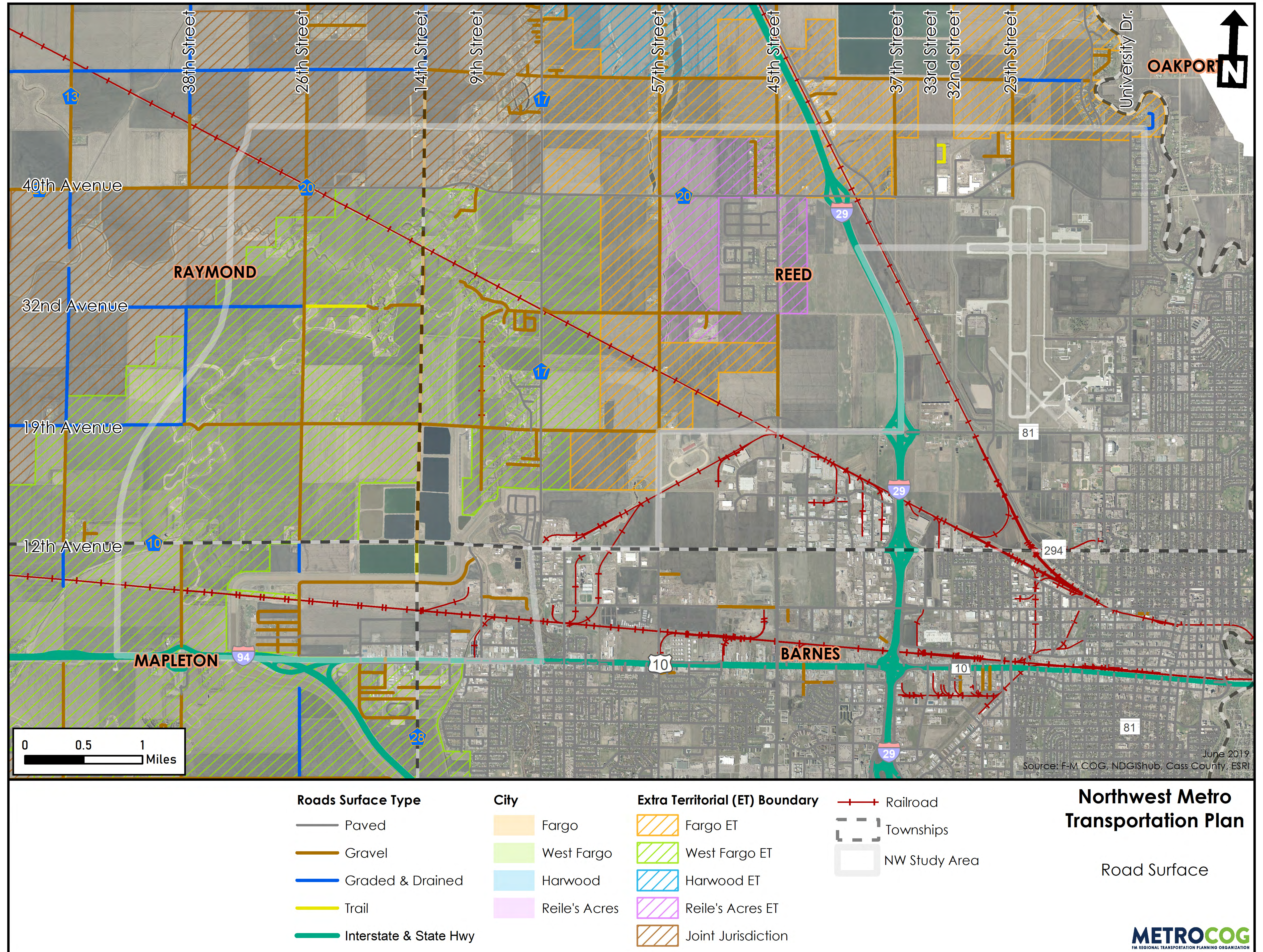


Study Area

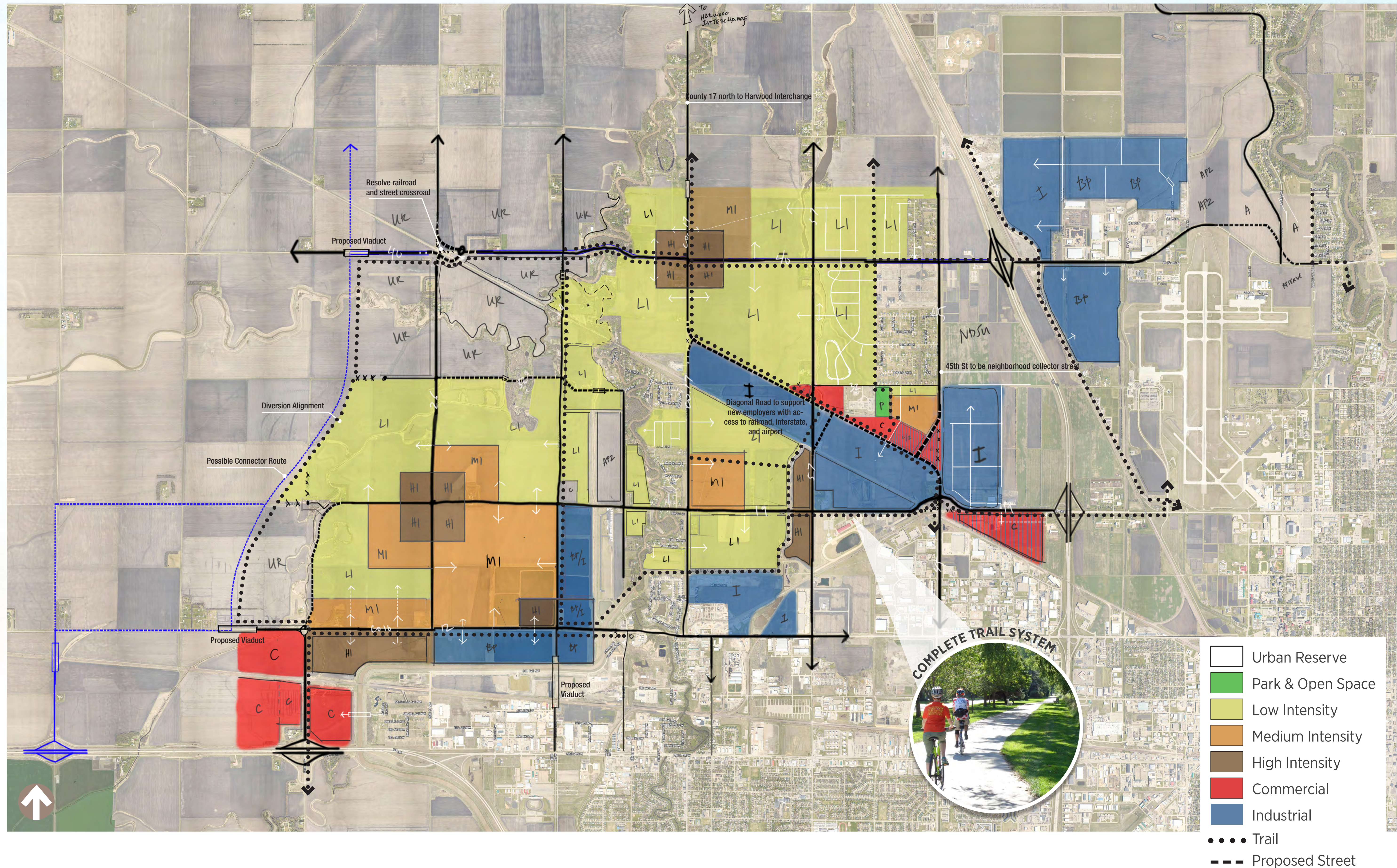




Existing Transportation Systems



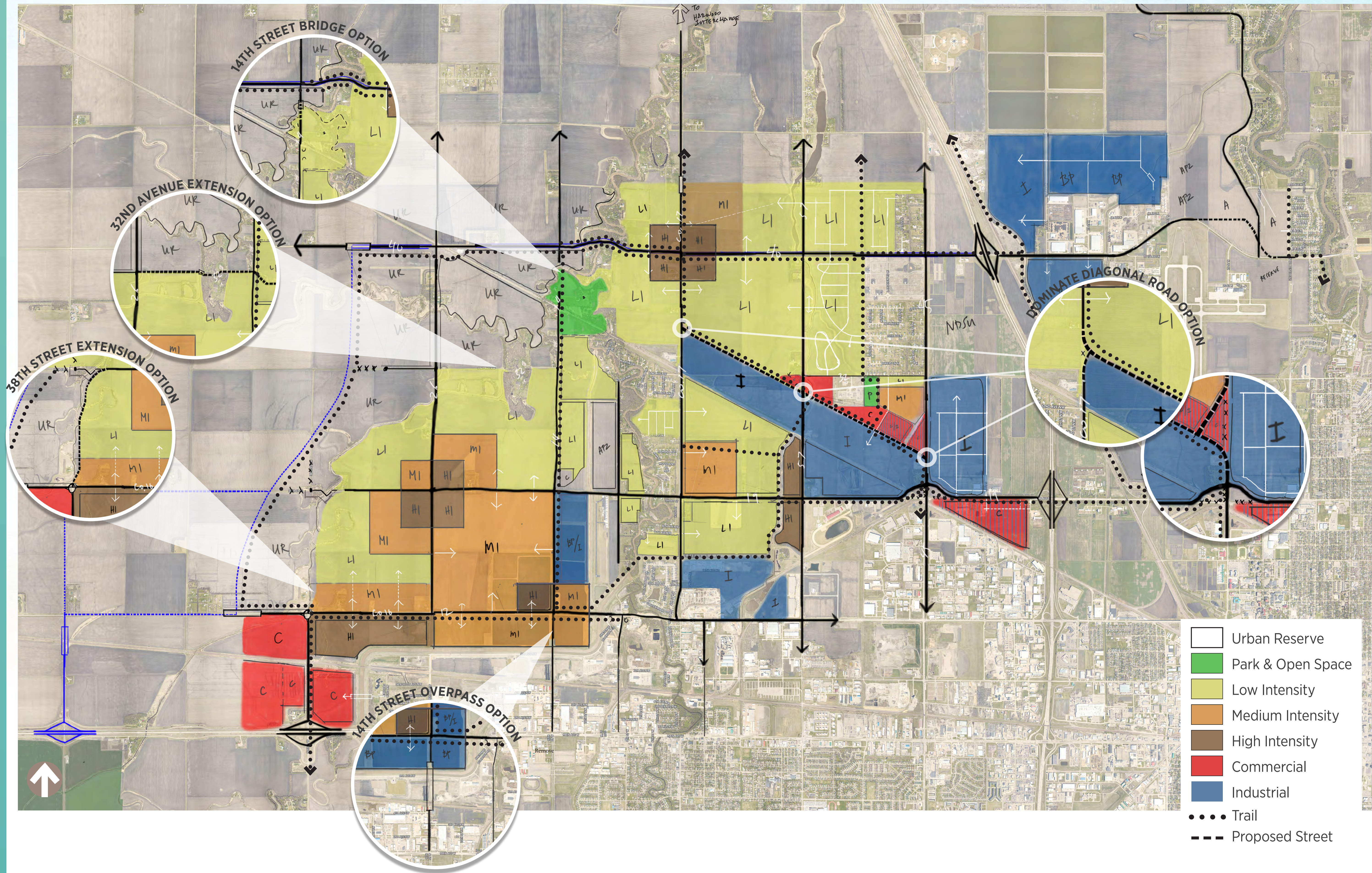
The northwest vicinity of the metro area is mostly in the floodplain and primarily undevelopable. The construction of the diversion will result in the area not being in the floodplain and likely increase the market demand to build on land. While other areas in the metro are considered to experience more development in the near-term, this planning concept considers a proactive approach to ensuring a strong mobility system in the northwest for future employers, residents, and active living.



Northwest Land Use Concept



While the land use concepts remain relatively consistent, the area's circulation is considered to understand possible warrants for future transportation enhancements.



Scenario #2: Mobility Alternatives



## INTRODUCTION

Land Use Typology Areas (“LUTAs”) are the framework that allows differentiation between areas of the region and the types, forms, and intensities of development allowed in each area.

LUTAs are described in terms of their purpose, form, uses, intensity, and compatibility requirements. The descriptions of LUTAs are intended to provide a sequential framework of land use designations with increasing levels of intensity. It is appropriate to compare them one to another when reading descriptions. If, for example, Medium Intensity is described as being more intense, it is understood that it is more intense than Low Intensity.

The table shows the types of land uses that could be included in each of the LUTAs. The intent of using LUTA land use approach is to establish a shared nomenclature for undeveloped areas on the fringe of Fargo, West Fargo, and in Cass County.

### INTENSITY



### TYOLOGIES

- Agriculture (shown as aerial)
- Urban Reserve (shown as aerial)
- Low Intensity
- Medium Intensity
- High Intensity
- Commercial
- Business Park / Industry
- Parks and Open Spaces

Land Uses	AG Agriculture Preserve	UR Urban Reserve	LI Low Intensity	MI Medium Intensity	HI High Intensity	C Commercial	BP Business Park	I Industrial	P Park and Open Space
Agriculture	●	●							
Rural residential		●							
Low-density residential			●	○					
Medium-density residential			●	●	○				
High-density residential				●	●	○			
Rural commercial		●							
Neighborhood commercial			○	●	●	●			
Community commercial				○	●	●			
Regional commercial					○	●			
Low/medium intensity office			○	○	●	●	●		
High-intensity office				○	●	○	●		
Limited industrial		○		○	○		○	●	
General industrial				○	○		○	●	
Intensive industrial					○			●	
Parks and Civic Uses	●	●	●	●	●	○			●
Major public/civic facilities									●
<b>Residential density range (du/A)</b>	>40 acres per unit	>40 acres per unit	2-12	8-14	14+	NA	NA	NA	NA
<b>Non-residential intensity range (FAR)</b>	NA	NA	0.25-0.50	0.30-1.0	0.80 and up	0.30-1.0	NA	NA	NA

● Normally permitted ○ Requires location and compatibility standards

### Density: What is Dwelling Units Per Acre, du/A?



Fargo example:  
12 housing units are included on an acre of land. The density of this site, then, is 12 dwelling units per net acre (du/A).



West Fargo example:  
32 housing units are included on 4 acres of land. The density of this site, then, is 8 dwelling units per net acre (du/A).



## Low Intensity Uses (LI)

An efficient, walkable pattern of low density development. As compared to denser areas, LI has more space and separation of uses, with farther distances between destinations and fewer shared amenities. Low intensity areas can include a horizontal mix of mostly residential and limited non-residential uses at compatible lower densities and scale.

### Residential

#### DESCRIPTION:

Emphasis on single-family detached residential developments. Attached housing projects located at transition areas between arterial streets, small scale commercial uses, and higher intensity districts.

#### FORM & FEATURES:

- Density of 2 to 7 units per acre. Lot sizes comparable to surrounding neighborhoods.
- A framework of streets and open space should create a sense of neighborhood and multiple access points for all uses.
- Provides a framework of open spaces, streets, and trail connections to integrate with the community.



Single Family Detached



Neighborhood Office

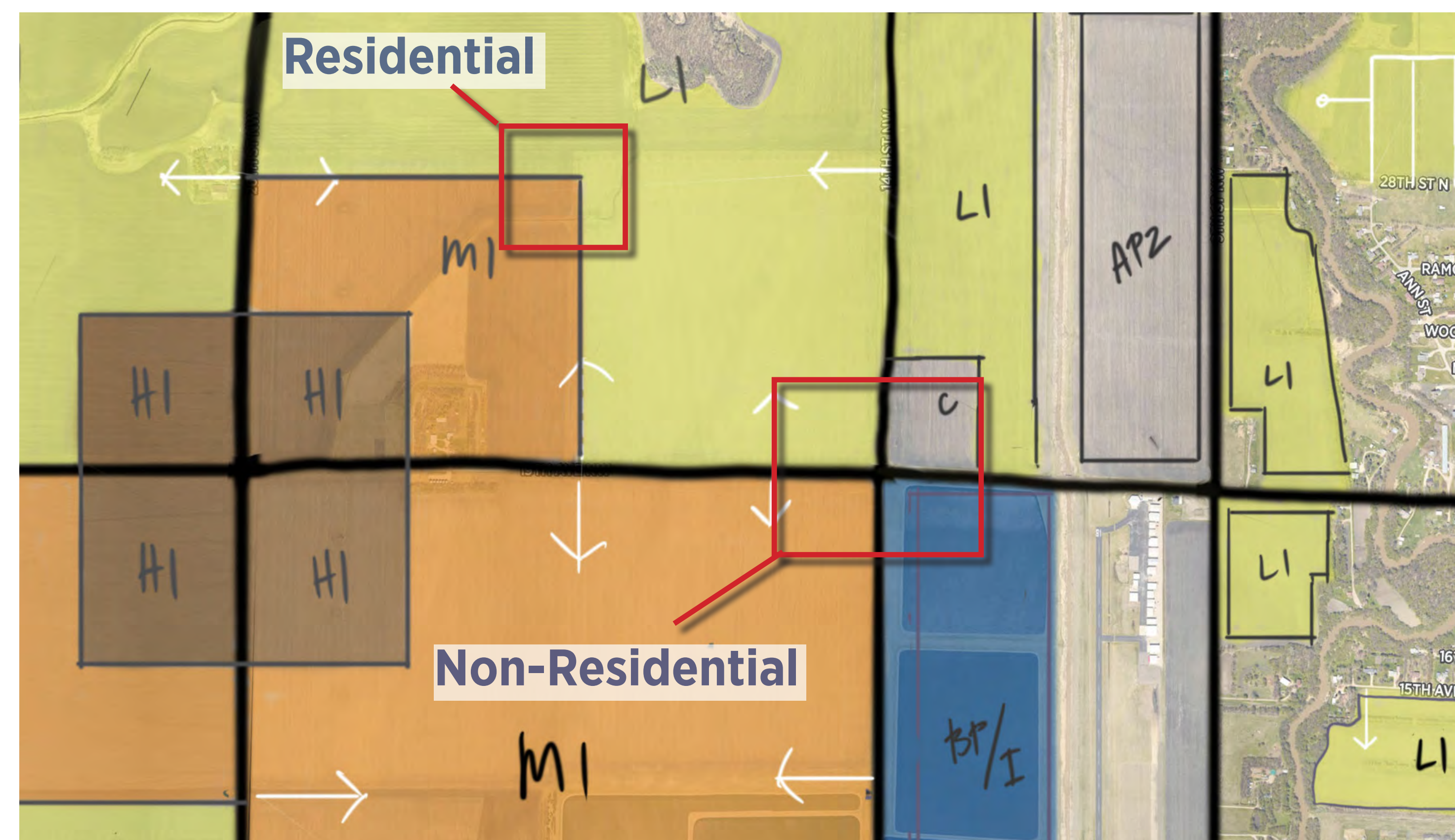
### Non-Residential

#### DESCRIPTION:

Generally secluded to neighborhood retail, office, and horizontal mixed-use. Parks and civic uses can be incorporated into low intensity neighborhoods.

#### FORM & FEATURES:

- Intensity of 0.25-0.5 FAR with buildings at two stories or lower.
- Larger retail/office clusters around arterial streets. Smaller retail/office may cluster along collectors.
- Buildings orientation preferred to the street and parking in the side or rear yard. Generally, commercial retail and office uses are appropriate next to duplex and townhome developments.



## Medium Intensity Uses (MI)

Vibrant areas that may draw customers and employees from outside the immediate area. Increased intensity (compared to LI) improves opportunities for economic activity and social interaction. Medium intensity areas include mostly a horizontal mix of residential and non-residential uses at compatible moderate densities and scale, although there may be opportunities for vertical mixed use.

### Residential

#### DESCRIPTION:

Uses including a variety of housing on smaller lots. May incorporate a mix of housing including single family detached homes, duplexes, and multi-family buildings to create integrated neighborhoods.

#### FORM & FEATURES:

- 7 to 12 dwelling units per acre. Innovative design that has a larger number of public spaces than LI.
- Development maintains the identity of the individual housing units.
- High connectivity with multiple access routes. As compared to LI, MI encourages closer proximity between transportation, housing,

### Non-Residential

#### DESCRIPTION:

Neighborhood retail, office, and horizontal mixed-use options that are still primarily horizontal mixing with shared parking. Parks and civic uses should be incorporated throughout.

#### FORM & FEATURES:

- Intensity of 0.3-1.0 FAR with buildings at four stories or lower.
- Larger retail/office clusters around arterial streets and rail line. Smaller retail/office are appropriate on any street where transitions between residential uses or higher intensity districts occur.
- Buildings orientation preferred to the street with side or rear parking & pedestrian accommodations.



Single Family



Neighborhood Retail



## High Intensity Uses (HI)

These areas improve economic performance and opportunities for social interaction, by locating diverse and complementary uses in close proximity. High intensity areas include more urban services with a horizontal and vertical mix of high density residential uses and community to regional commercial uses of compatible densities and scale.

### Residential

#### DESCRIPTION:

Uses may focus more on non-residential buildings but still offer neighborhood dynamics with residential uses ranging from townhomes and apartments, mixed with commercial uses on the same site when possible from a design and market feasibility stand point. .

#### FORM & FEATURES:

- 12 units per acre or higher at sites with direct access to major thoroughfare streets. Avoid creation of isolated multi-family development.
- Edges of neighborhoods transition to lower intensity uses or buffer from industrial/commercial uses through design, landscaping, and buffering.



Apartments and Attached Housing



Commercial Retail/Services

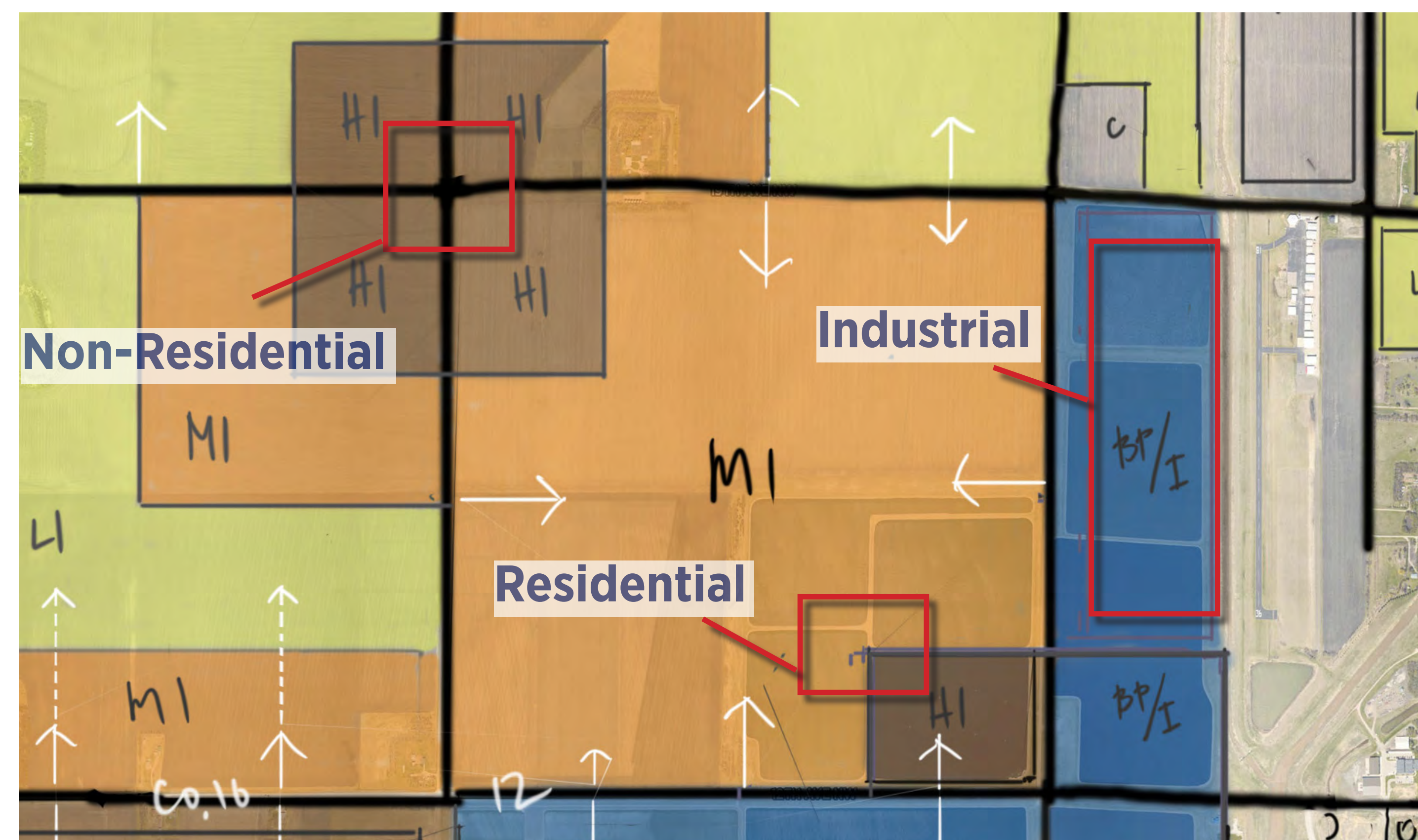
### Non-Residential

#### DESCRIPTION:

More prevalent in the HI district that can include larger offices, medical buildings, commercial, limited industrial, and institutional uses such as churches, schools, or hospitals.

#### FORM & FEATURES:

- Intensity of 0.8 FAR and higher with buildings up to eight stories, primarily mixed horizontally.
- Good access with multiple routes to highways and arterials, yet still designed around pedestrians.
- Limited industrial uses allowed given they mitigate anticipated negative impacts on adjacent land uses and located on arterial streets or rail lines.



## Industrial Areas (I+BP)

The characteristics of the northwest planning area are conducive for industrial development with adequate access to rail lines, interstate highways, employee housing, and the existing urban area. Several areas should allow for a broad range of industrial uses from small to large employers and include outdoor storage to large indoor manufacturing and warehousing facilities.

### Business Parks

#### DESCRIPTION:

Areas preserved for larger business development, generally over 20 acres. Uses may focus on manufacturing, warehousing, distribution, office, office/industrial flex spaces. Commercial uses needed to support the primary employment generators.

#### FORM & FEATURES:

- Intensity can vary but should have higher standards for infrastructure and urban design such as landscaping, connections, storage screening, and buffering lower intensity uses.
- Special consideration given to the image that travelers see for those areas along arterial roadways. As compared to LI, MI encourages closer proximity between transportation, housing, and commercial.

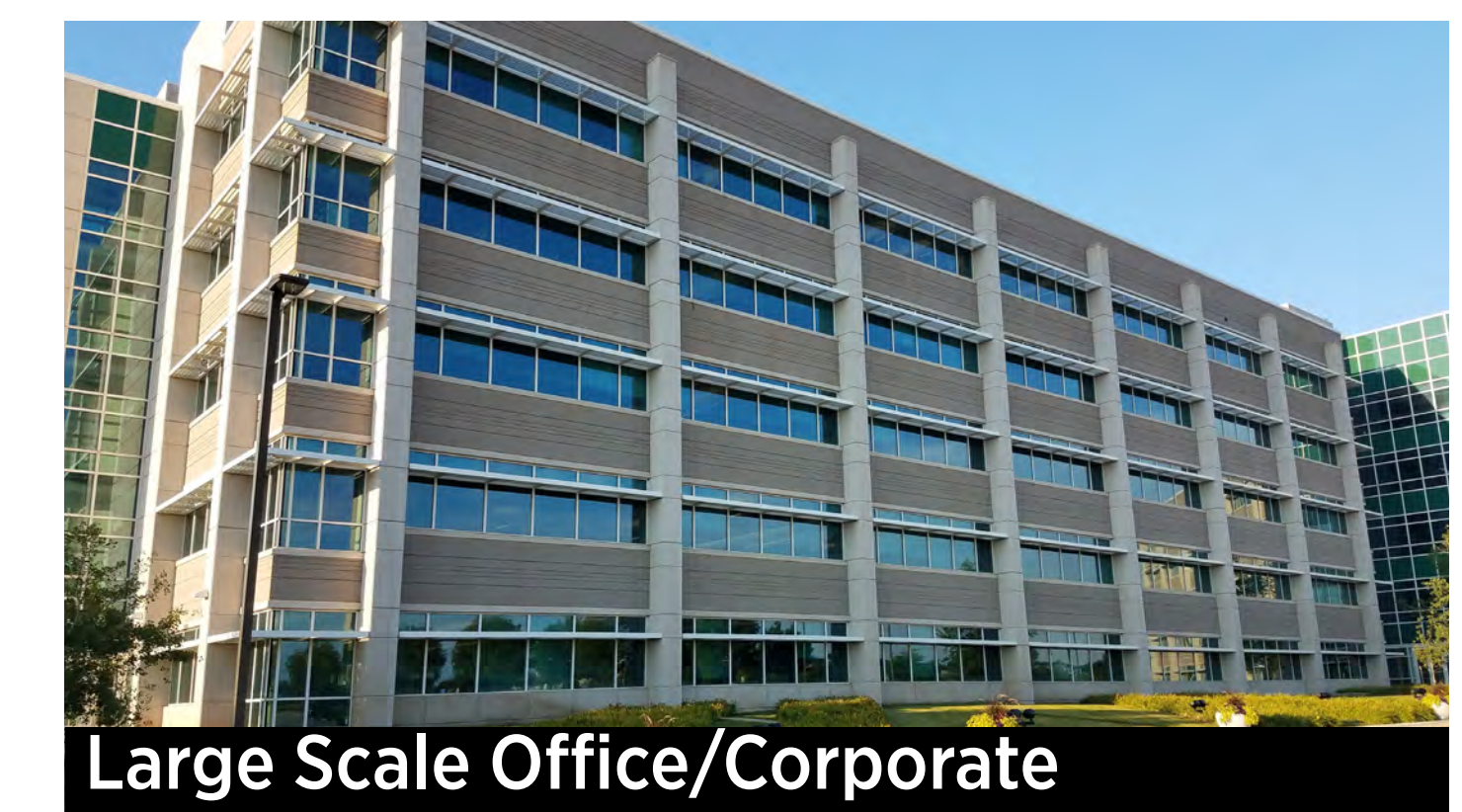
### Light and Heavy Industrial

#### DESCRIPTION:

Industrial areas are intended to house all types of industrial uses including manufacturing, warehousing, distribution, and office/industrial flex space. Uses in this area can be smaller in size than in the BP areas and aesthetic standards are less stringent.

#### FORM & FEATURES:

- Development abutting an Industrial boundary should be held to higher design/operational standards to ensure compatibility between employment uses inside and outside the area.
- Operational standards should consider traffic, noise, lighting, and air quality. Strict control over signage, landscaping, and design is necessary for locations nearer to low intensity uses.



Large Scale Office/Corporate



Light Industrial/Warehousing



## Other Areas

### Commercial

#### FORM & FEATURES:

- Includes single-story to multistory retail, commercial, or office uses. FARs from 0.3+
- The edge should taper in form and intensity to achieve a compatible interface with the character of adjacent areas with measures taken so heavy traffic volumes do not impact adjacent areas.

### Urban Reserve

#### FORM & FEATURES:

- Minimal infrastructure (rural arterials; no transit, water, or sewer).
- UR land should not be permitted to develop at urban or rural residential densities until such land is designated for residential development through a comprehensive plan amendment.

### Public and Civic Uses

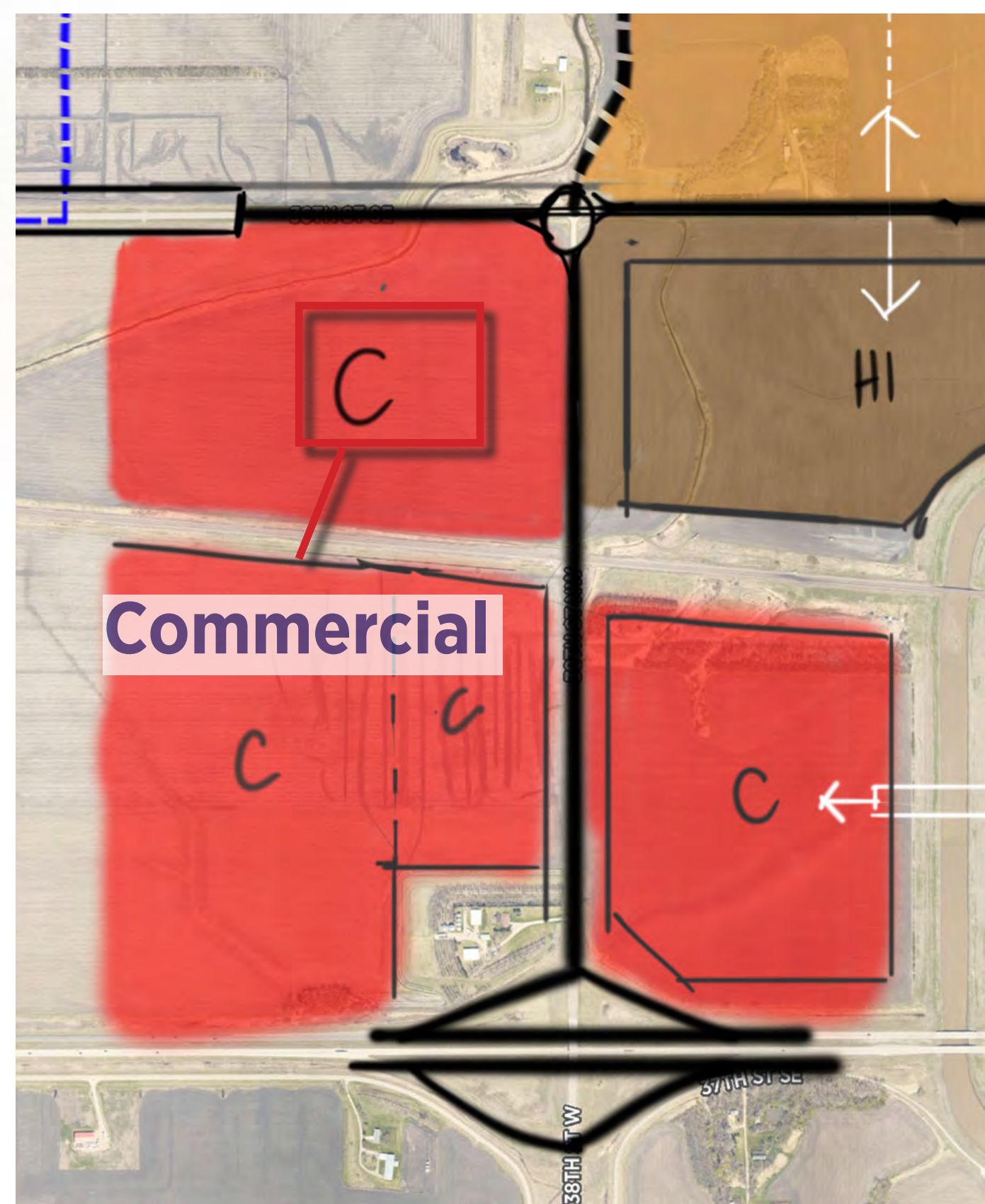
#### FORM & FEATURES:

- Public and civic uses are not individually identified on the land use plan but similar Intensity and form.
- Strong pedestrian connectivity for high traffic uses such as parks, schools, and public spaces.

### Parks and Open Spaces

#### FORM & FEATURES:

- Based around natural areas. Development is secondary through conservation subdivisions.
- Policies for cluster development, minimal site disturbance, green infrastructure, and stormwater.



## Conservation Development Areas

Some areas contain valuable environmental features like the Sheyenne River and greenways. With the significant amount of funds devoted to flood mitigation in the region, it is important to limit impacts of development on stormwater and habitat. Within the low, medium, and high intensity areas, development is allowed at localized higher densities to preserve natural areas. Individual projects are reviewed case-by-case.

### Community Agricultural

#### DESCRIPTION:

Large planned developments with a mix of housing types built around a working food production for local use. Designed much like a golf course community except the golf course is replaced with agriculture.

#### FORM & FEATURES:

- Defined areas for protected agricultural plots with clustered residential uses.
- Community gathering space for farmers markets, community centers, and recreation.
- Prominent pedestrian pathways and mix of housing densities, housing, and commercial.

### Conservation Subdivision

#### DESCRIPTION:

Aggregate lower densities with localized higher densities to preserve environmental features and the character of the landscape.

#### FORM & FEATURES:

- Varied density ranging from low to medium density residential.
- May include cul-de-sacs to preserve features.
- Can include a variety of housing types, but generally on smaller lots to maximize utility and service connections.

