

within the extraterritorial area west of I-29, east of the Sheyenne River, south of I-94, and north of 52nd Avenue South. This land is much less prone to both overland and river flooding because water that breaks out of both the Sheyenne River and the Wild Rice River runs toward the Red River without affecting this area. There is very little risk for the area to be affected by overland flooding due to elevation features and to the fact that the portion of the Sheyenne River that lies directly west of this area is protected from flooding by the Sheyenne Diversion.

Therefore, the City's planning and engineering efforts of the mid to late 1990's focused on designing, funding, and constructing roads and utilities into this area. With a number of these projects completed by 2001 we have seen significant amounts of development interest by property owners in this area. As a response to the development pressure, this update of the growth plan has included substantial area south of 52nd Avenue South and west of I-29.

The presence of utilities and roadway corridors has encouraged growth to occur in an area that is less susceptible to both overland and river flooding. The planned levee system adjacent to the Wild Rice River also impacts the possibility of development between I-29 and the Red River, allowing for a more compact and comprehensive approach to flood protection and development.

Land Use Planning Relative to the 100 Year Flood Plain and the Floodway

The goals and objectives of this plan focus on orderly, compact urban growth rather than leapfrog development. Orderly development, growing outward from the edges of the urbanized area facilitates the City's ability to plan for and provide protection during disasters such as flooding. It is more cost effective when more property value can be protected through the use of a single flood protection project rather than smaller unconnected or temporary dikes.

There are two flood related issues currently being addressed that will affect the existing designation of the 100 year flood plain. They include the remapping of the flood plain in the Fargo-Moorhead metropolitan area, and the consideration of a flood protection channel/levee system south of Fargo that would provide protection from overland flooding. Both of these efforts have been underway since 1997 and final decisions have yet to be made. Once the 100 year flood plain has been identified and a decision has been made regarding a southern flood protection system, it will be important to review the land use plans to determine if changes are needed.

The floodway was placed on the land use maps and extended out approximately 100 feet in each direction to set up a realistic expectation about the extent of undeveloped property along the Red River. The proposed flood protection along the Wild Rice River has also been shown on the land use maps.

Drainage ditches have also posed flooding threats within the City and its extraterritorial area. To take advantage of these corridors as open spaces and to provide space for flooding, flood protection, and future drain expansion if necessary, greenways have been shown along the edges of all official drainage ditches.

Area Wide Storm Water Retention

The City of Fargo has established a storm water retention policy that requires all developments to have either area-wide storm water



A photograph in the Osgood development which is contained in the focused development area of Fargo.