



AGENDA
PLANNING & ZONING COMMISSION
MARCH 25, 2024
COMMISSION ROOM
MANDAN CITY HALL
5:30 PM
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The City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before 3:30 p.m. on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

B. CONSIDER APPROVAL OF MINUTES

1. Consider approval of the February 26, 2024 minutes

C. PUBLIC HEARINGS

1. **Consider a variance to Section 105-1-3 (g) of the City Code of Ordinances related to Incidental Uses, Accessory Structures, Size for Lots 1 & 2, Block 19, Southside Addition.**

Staff Recommendation: Planning Staff recommends review of the request and findings of fact, consideration of the statement of hardship and potential identification of a hardship, and modifying or accepting Staff's findings of fact as necessary to support the motion of the board.

2. **Consider Preliminary Plat and Zone Change from A - Agriculture and R7 - Residential to PUD - Planned Unit Development for Shores at Lakewood Second Addition.**

Staff Recommendation: Staff recommends approval of the preliminary plat for Shores at Lakewood 2nd Addition contingent upon:

- City Sanitary Sewer Capacity Analysis*
- Evidence of support by Utility providers for lot combination plan*
- Updated covenant/by laws for legal description and ownership issues
(specifically, how over the course of the phased development the developer plans to ensure the HOA members own equitably their share in common spaces*
- Request to vacate City Right of Way where the private drive is proposed*
- Final determination on allowance and operation of the development wide sprinkler system*
- Further discussion of City leaf collection site which is presently in City ROW south of McKenzie Drive SE*

D. OTHER BUSINESS

1. Consider Update on Zoning Study

E. ADJOURN

A. ROLL CALL Those present were Ellen Huber, Jamie McLean, Ben Buchmiller, Russell Leingang, Will Gardner, Bill Robinson, Victoria Vayda Hammond, Craig Smith, Tanner IntVeld, Rick Horn.

B. CONSIDER APPROVAL OF MINUTES

1. *Consider approval of January 22, 2024 minutes..*

McLean moved and Gardner seconded to approve Jan. 22, 2024 minutes with review of the roll call and attendance. Roll Call vote: Aye 10, Nay 0 None, Absent Mayor Helbling, Mehlhoff. The motion passed

C. PUBLIC HEARINGS

1. *Consider Setback Variance Request for Kia of Mandan (Lot 1 Block 1 Midway 13th Addition).*

Eide Kia of Mandan is seeking approval to expand their building on the Memorial Highway, having a portion of the building project four (4) ft. into the required front yard setback. The request is for approval of a variance from Sec. 105-3-16 (5) of the City Code of Ordinances related to MC - Industrial District - Front yard. The property is in southeast Mandan along the Memorial Highway SE at 3334 Memorial Highway SE. The applicants are planning a remodel of the dealership facility, including building additions to the east, south, west, and north of the building. The proposed addition to the south, while in-line with the current footprint of the building, lies 4 ft. into the front yard setback (35 ft.) required in the MC - Industrial District. Since there is no record of a variance being granted for the current building, and the proposed addition involving additional building mass within the setback, this variance request is being requested. The property has been used as motor vehicle sales and service facility since the building was constructed in 2006. Prior uses were believed to be industrial in nature. The property is 1.54 acres in size, and is accessed from Memorial Highway in two locations. There is an overhead electrical easement along the north property line. The variance request would allow the construction of the building in the front yard setback. This would reduce the front yard on the property by 4 ft., from 35 ft. down to 31 ft. The proposed building additions to the north, east and west would adhere to setback requirements as a minor plat is planned to follow this request with plans to combine the Kia and former Schmidt auto properties into one and that would alleviate any concerns of a setback on the east.

Planner Stromme presented the following:

Staff recommended approval of this item contingent upon a minor plat;
Staff is working with project design team on a landscaping plan that adheres to gateway requirements;
The minor plat would result in two buildings being on one parcel. In this case, City Ordinances require that a consistent design theme / character be established for the property. Changes are being proposed that would make the look of the secondary structure more consistent with the look proposed for the main dealership building;

The Mandan Architecture Review Commission has conditionally approved the plans.

Planner Stromme recommended reviewing the Findings of Fact, consideration of the Statement of

Hardship and potential identification of a hardship, and modifying or accepting staff's Findings of Fact as necessary to support the motion of the Board. (See Exhibit 2). If there is a motion made to approve, it should be contingent upon a minor plat following; and being recorded prior to the issuance of building permit.

Chair Robinson inquired if there were any comments or questions for Planner Stromme.

Abe Ulmer, ILSE, came forward and stated he represents the applicant. Regarding the variance, the existing building is already within 4 ft. of the 35 ft. setback. The main issue is that the property is not very wide north to south; it is combined by an overhead large transmission easement. He said they are working on another addition to the north of this and that it is within one to two feet within the easement line. They are working on a minor plat for the three (3) properties (Schmidt Auto (2), Kia (1)); currently Kia is leasing a portion of that; the plan will include either updating the lease or purchasing the property, if possible. Jeffrey Peterson, CEO Eide Ford of Mandan, came forward and indicated he concurred with the information presented by Mr. Ulmer.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the Setback Variance Request for Kia of Mandan (Lot 1 Block 1 Midway 13th Addition). A second invitation was given to come forward to speak for or against the request.

Chair Robinson inquired if there were any further comments or questions from members of the Planning and Zoning Commission.

Commissioner Huber motioned to approve the setback variance from Sec. 105-3-16 (4) of the City Code of Ordinances related to the MC - Industrial District Front yard setback, and to permit the variance request due to the following hardship: The unique dimensions easements associated with the property and to modify the following staff Findings of Facts, which is the need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area or within the MC - Industrial District; contingent on the minor plat following.

Huber moved and Smith seconded to approve. Roll Call vote: Aye 10, Nay 0, Absent Mayor Helbling, Mehlhoff. The motion Passed.

2. *Consider Final Plat for Cat Creek Addition.*

A request from Casey & Brooke Breuer for final plat approval of Cat Creek Addition. The property is Auditor's Lot A and Part of the NE 1/4 of Section 13, Township 139, Range 82 of Morton County, North Dakota. The property is located at 2420 County Road 139A. Casey and Brooke Breuer requested consideration of a final plat for Cat Creek Addition, a 17.3 acre, 2-lot subdivision located west of Mandan in the extraterritorial area. A preliminary plat was approved for Cat Creek Addition in 2023. Following

preliminary approval, the applicant revised this request slightly to ensure that the properties to be platted were laid out as desired. The area to be platted has increased in size slightly, however, the outcome of this project has not. The existing land use is agriculture and residential zoned A - Agriculture. A zone change to a residential district has not been requested and is not advised at this time due to not having a zoning district that works well for rural residential uses, and because the A - Agriculture district allows a single-family home on the lot to be platted. The final plat is a 2-lot, one block subdivision comprising 17.3 acres. Lot 1 (8.96 acres) is the location of the planned new home. Lot 2 (8.34 acres) has an existing residence. There will not be any other platted lots. A 40-foot access easement is shown to benefit these properties and provide access to I-94 to public roads. A final plat application and fee was received on January 24, 2024. Legal notices were published on February 16 & 23, 2024 and seven (7) letters were sent to adjacent property owners.

The applicants intend to use an “outlot” process to mutually transfer property. This is not a process that creates buildable lots, rather it allows the applicants to “swap” land and end up owning what they are interested in owning.

Adjacent properties are generally agricultural in nature and are zoned A - Agriculture. The property north/northwest of the subject property is a farm/ranch with a residence. The properties future land use is for low-density residential and commercial. An east- west arterial road is planned in this area in the future. Considering the properties characteristics, the plat and construction of one additional home on this property is generally complimentary with the land use plan. A Development Agreement will be in place.

Findings of Fact

Final Plat

1. All technical requirements for approval of a final plat have been met;
2. The final plat generally conforms to the preliminary plat for the proposed subdivision that was approved by the Planning and Zoning Commission;
3. The proposed subdivision generally demonstrates an ability for the property to align with the Future Land Use Plan and other plans and studies;
4. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
5. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
6. The proposed subdivision is generally consistent with the master plan, other adopted plans, policies, and accepted planning practice; and
7. The proposed subdivision would not adversely affect the public health, safety, and general welfare

Mark Isaacs, a surveyor with ILSE came forward and explained there are two pieces of land, the larger piece currently is owned by Bruce Strinden and Bob Willis. They own several parcels that make up this area. They plan to line up the property lines by ownership with fencing and those are generally referred to as “outlots”. That will allow the plat to process and to allow recording of the plat of irregular description wherein that ownership will take place; and then they could process the minor plat, sign off and record it simultaneously and deeds would be signed for Bruce Strinden and Bob Willis. The city engineer will sign off on the plat.

Planner Stromme stated that the Planning Department recommended approval of the plat as presented contingent upon a Development Agreement with the city. City Ordinance requires plat approval of subdivisions more than 4 acres and this is 17 acres in the ETA.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the Final Plat for Cat Creek Addition. A second invitation was given to come forward to speak for or against the request. Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

McLean moved and Buchmiller seconded to approve final plat of Cat Creek Addition contingent on approval of a Development Agreement.. Roll Call vote: Aye 10, Nay 0 None, Absent Mayor Helbling, Mehlhoff. The motion Passed.

3. *Consider Preliminary Plat and Zone Change Request for Shores At Lakewood 2nd Addition..*

TRX Developers requested approval of the preliminary plat and a zone change from A - Agriculture to PUD - Planned Unit Development for the Shores at Lakewood Phase 2. This development is in southeast Mandan, southwest of the Lakewood Elementary School on the south side of McKenzie Drive SE and west of 39th Avenue SE. The Shores at Lakewood Phase 2, is a proposed continuation of the Shores at Lakewood Masterplan which received approval from the City of Mandan in 2022. The proposed preliminary plat is 46.82 acres in size and would contain 126 total lots in three (3) blocks. It would include the dedication of public right of way for future public streets and utilities. The plat generally conforms to the masterplan. The development would be constructed so that Grotto Loop SE and Oxbow Trail SE form a "loop" providing secondary access to the lots in phase 2. Lot 58, Block 2 is intended to be a storm water / amenity lot. Lot 65, Block 1 would be a city sewer lift station. Lots 58-64, Block 1, that are beyond the boundaries of the original masterplan, are proposed to be developed in a manner generally consistent with the zoning in place today. The property, which is zoned R7 - Residential, is proposed to be absorbed into the Shores at Lakewood PUD and developed according to the guidelines in place for R7 - Residential lots in that development PUD, which is generally a setback reduction of one foot. Lot 58 is being contemplated for a dog park and Lot 56 on the plat would be a private park. Lot 57 will be residential. The developer is proposing private streets to serve lots 36 - 64 in Block 1. Several easements are shown on the plat including some to facilitate access, utilities, stormwater conveyance and maintenance of the LHRWRD levee. The requested zone change would place the lots into the Shores at Lakewood PUD which specifies setback requirements and design standards for the various R3.2, R4, and R7 - Residential lots in the development. A copy of the PUD Narrative is included as an exhibit. A conceptual rendering of proposed park improvements is shown as an exhibit. The park facilities in this development are planned to be private.

Findings of Fact
Preliminary Plat

1. All technical requirements for consideration of a preliminary plat have been met;
2. The proposed subdivision would likely not have substantial effects on the safety and circulation of public roadways in the vicinity, thus no traffic impact study is required;
3. The proposed plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond subdivision boundaries;
4. The City of Mandan and other agencies would be able to provide necessary public services, facilities, and programs to serve the development allowed by the proposed subdivision at the time of development, subject to future approval of civil utility plans;
5. Portions of the subdivision are in the Special Flood Hazard Area, however the subdivision is proposed to be developed according to the existing ordinance requirements pertaining to Floodplain Development and therefore, the proposed development should not adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development,
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;
8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Zone Change

1. The City of Mandan and other agencies would be able to provide necessary public services, facilities, and programs to serve the development allowed by this zone change;
2. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
3. The proposed zoning change is consistent with the Future Land Use Plan, other adopted plans and policies, and accepted planning practice;
4. The proposed zoning change would not adversely affect public health, safety and general welfare.

Planner Stromme stated that staff generally supports the development being proposed, specifically the aspects that carry over from the original masterplan submittal. However, at this time, a recommendation to approve this plat would come with several contingencies greater than staff is comfortable placing on an item.

Planner Stromme stated that the Planning Department recommended that this matter be postponed to allow for additional time to review concerns such as access to the private street from McKenzie Drive SE; the proposed city sewer lift station and upstream capacity; civil plans; a conceptual development-wide irrigation system, and modifications to the plat drawing. In addition, there are other requested changes that have been requested that will allow for a clearer approval process for staff, city leaders, and the development team.

Chair Robinson inquired if there were any comments or questions for Planner Stromme.

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the Preliminary Plat and Zone Change Request for Shores at Lakewood 2nd Addition.

Art Goldhamer, TRX Developers, came forward and stated that TRX supports postponing this matter to

work on outstanding issues with city staff. He said there will be a cleanup on the ordinance as well as other areas of concern that will need to be addressed, that were previously outlined by Planner Stromme.

Chair Robinson again invited anyone to come forward to speak for or against the Preliminary Plat and Zone Change. Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commissioner Intveld stated he owns a lot on the said property and recused himself from voting in this matter.

Smith moved and Buchmiller seconded to postpone the request to a future meeting subject to noticing requirements. Commissioner IntVeld abstained. Roll Call vote: Aye 9, Nay 0 None, 1 Abstain, Absent Mayor Helbling, Mehlhoff. The motion Passed.

D. OTHER BUSINESS

Planner Stromme reported:

1. The Zoning Steering Committee will be scheduling a meeting. They have received survey results of the 600-700 residents that were sent a survey. The results will be forwarded to P & Z Commission members for review.

2. Meeting packets. The information will look different due to a change in software programs. If there are requests for anything specific to be included in the programming, commissioners were asked to let Planner Stromme know.

E. ADJOURN

There being no other business to come before the Board, Gardner moved and Vayda Hammond seconded to adjourn at 6:20 PM. Roll Call vote: Aye 10, Nay 0, Absent 2 Tim Helbling, Miles Mehlhoff. The motion received unanimous approval of all the members present.



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: March 25, 2024
PREPARATION DATE: March 18, 2024
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Andrew Stromme
PRESENTER: Andrew Stromme, City Planner
SUBJECT: Consider a variance to Section 105-1-3 (g) of the City Code of Ordinances related to Incidental Uses, Accessory Structures, Size for Lots 1 & 2, Block 19, Southside Addition.

STATEMENT/PURPOSE:

Jerry Stryker is requesting approval for a variance to construct a detached garage larger than permitted by City Ordinance. The proposed garage would match the size of the home, whereas the ordinance permits it to be only 75% or 3/4 of the home's size.

BACKGROUND/ALTERNATIVES:

Jerry Stryker seeks approval of a zoning variance from Section 105-1-3 (g) of the City of Mandan Code of Ordinances related to Incidental Uses - Accessory Structures - Size for a proposed detached garage to be constructed. The City Ordinance allows detached accessory buildings to be up to 75% or 3/4 the size of the home they are accessory to. The property is located in southwest Mandan, east of 10th Ave SW, south of 3rd Street SW on the southwest corner of 4th Street SW and 9th Avenue SW. Said property is Lots 1 & 2, Block 19, Southside Addition to the City of Mandan, Morton County, North Dakota in Section 33, Township 139, Range 81.

Project Overview

The applicant proposes to construct a detached three-stall garage south of the existing home. The garage would adhere to building setbacks and be accessed from the alleyway. The variance requested would allow the garage to be 180sf larger than allowed by City Ordinance (720sf instead of the allowed 540sf).

Requested Variance

Sec. 105-1-3 (g) of the City Code of Ordinances permits accessory buildings in the R3.2 - Residential district provided that the total area of all accessory buildings is less than 75% of the size of the principal structure on the property it is an accessory to. The

applicant states that this ordinance, when applied to the lot and nearly 100 year old home, is preventing the construction of a garage that is common by 2024 standards. The applicant is requesting to be able to construct a detached garage that is equal in size to the home on the property.

Property History

Southside Addition was platted in 1883 and the property was developed with a single family home in 1929. The home previously had a detached single-stall garage that was recently demolished.

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent properties to the north, south, east and west are zoned R3.2 - Residential and are primarily residential in nature. Mary Stark Elementary School is northeast of the subject property. The future land use designation is medium-density residential.

Additional Information and Public Outreach:

- Application and fee of \$400 was received on Feb. 14.
- 17 letters were sent to adjacent property owners.
- Legal notice was published on March 15.

Findings of Fact Zoning Variance

1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area or within the R3.2 - Residential District.
2. The hardship is not caused by the provisions of the Zoning Ordinance.
3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

ATTACHMENTS:

1. Variance Application
2. Variance Additional Submittal

3. Images
4. Location Map - Southside Lots 1 & 2 variance

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Planning Staff recommends review of the request and findings of fact, consideration of the statement of hardship and potential identification of a hardship, and modifying or accepting Staff's findings of fact as necessary to support the motion of the board.

SUGGESTED MOTION:

Two motions are drafted for the Planning and Zoning Commission.

1. Move to recommend **approval** of the accessory building size variance from Sec. 105-1-3 (g) of the City Code of Ordinances related to Residential Accessory Buildings - Size, and to permit the variance request due to the following hardship: **[PZ Commissioner to identify/fill in the blank] and to modify the following Staff finding(s) of fact - contingent on the minor plat following.**
2. Move to recommend **denial** of the accessory building size variance from Sec. 105-1-3 (g) of the City Code of Ordinances related to Residential Accessory Buildings - Size and to accept the findings of fact due to no hardship being identified.

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	☒ Variance (\$400)
Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s), as necessary) Seeking FAR Ratio Variance for proposed Detached garage	

Engineer/Surveyor			Property Owner or Applicant		
Name			Name Jerry Stryker		
Address			Address 1001 4th St S.W.		
City	State	Zip	City	State	Zip
			Mandan	ND	58554
email			Main St 3711@gmail.com		
Phone		Fax	Phone		Fax
			928-301-7177		
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name
City	ETA	New	Addition	R 3.2	R 3.2	Stryker Garage
Property Address				Legal Description		
				Lots 1 & 2 Block 19		
Current Use				South Side Addition		
Proposed Use						
				Section 33	Township 139	Range 81
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking

Print Name Jerry Stryker	Signature 	Date 2-14-24
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Office Use Only			
Date Received:	Initials: nm	Fees Paid: \$ 400	Date 2-14-2024
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

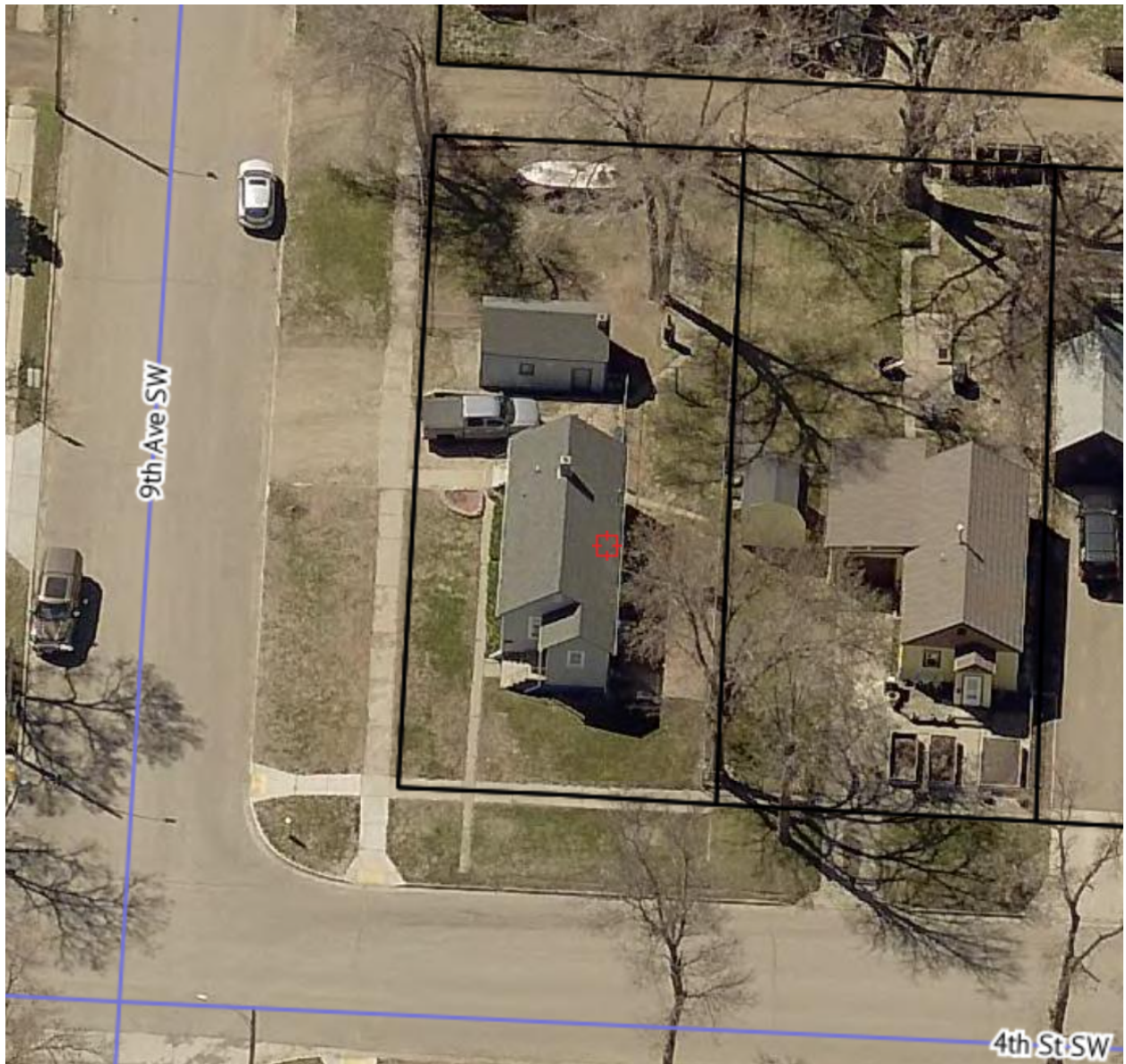
Additional Submittals

Variance

A zoning variance application shall include a detailed statement with the following information:

1. The circumstances or conditions applying to the land or buildings for which the variance is sought. *Current Zoning says we can only build a building (garage) no larger than 75% of our home square footage which is 720. This would only allow for a garage size of 21' x 23'.*
2. How the applicant is deprived of a reasonable use of said land or building; *Homes built back in 1929 were built for the current life style and living conditions of that time. Same goes for the homes we build today. which are much bigger to accomodate our larger trucks, boats and Personal Storage needs.*
3. How the grant of a variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and *Our neighborhood has been slowly changing for the better. Several homes have been redone. We have also started several projects on our own home. Fencing, windows - Spring we will be doing siding and our roof and hopefully the garage and the yard. I believe these projects will only improve our aging neighborhood.*
4. The minimum variance that will accomplish the relief sought. *Please Allow us to build this garage to 100% of our homes square footage 720 or 24' x 30'. We Will match our house and it will be aesthetically Pleasing to look at as well as Functional.*

The zoning map may be used to view the subject property and surrounding property's zoning and view property lines overlaid on an aerial. The zoning map may be found on the City's website at CityofMandan.com and selecting Departments → Engineering and Planning → Maps → Zoning Map or by clicking [here](#) if viewing this document digitally.



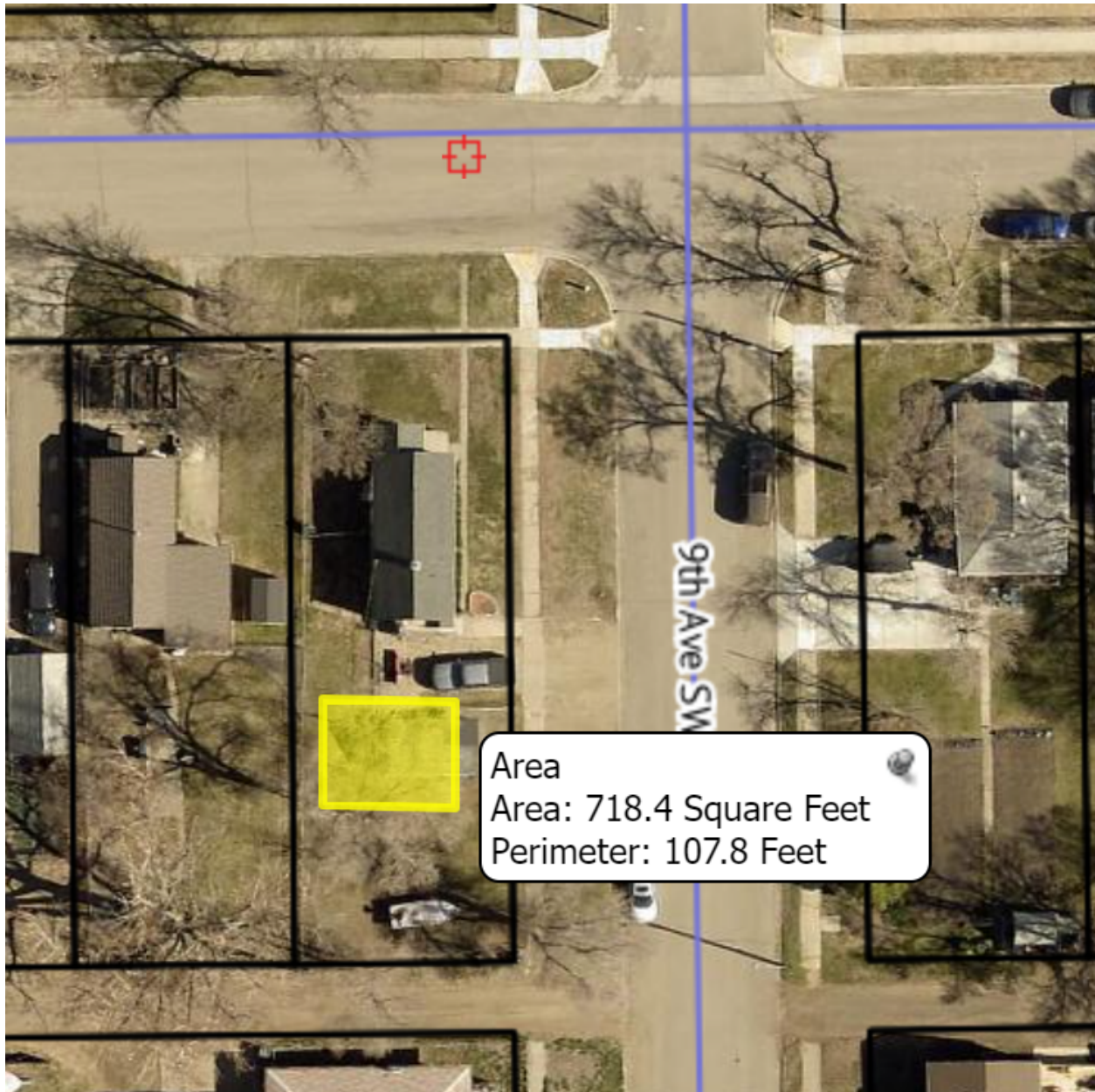
View looking south towards home



View looking SW towards property



View looking west towards home with approximate building area shaded.



Aerial of property with proposed building area highlighted.



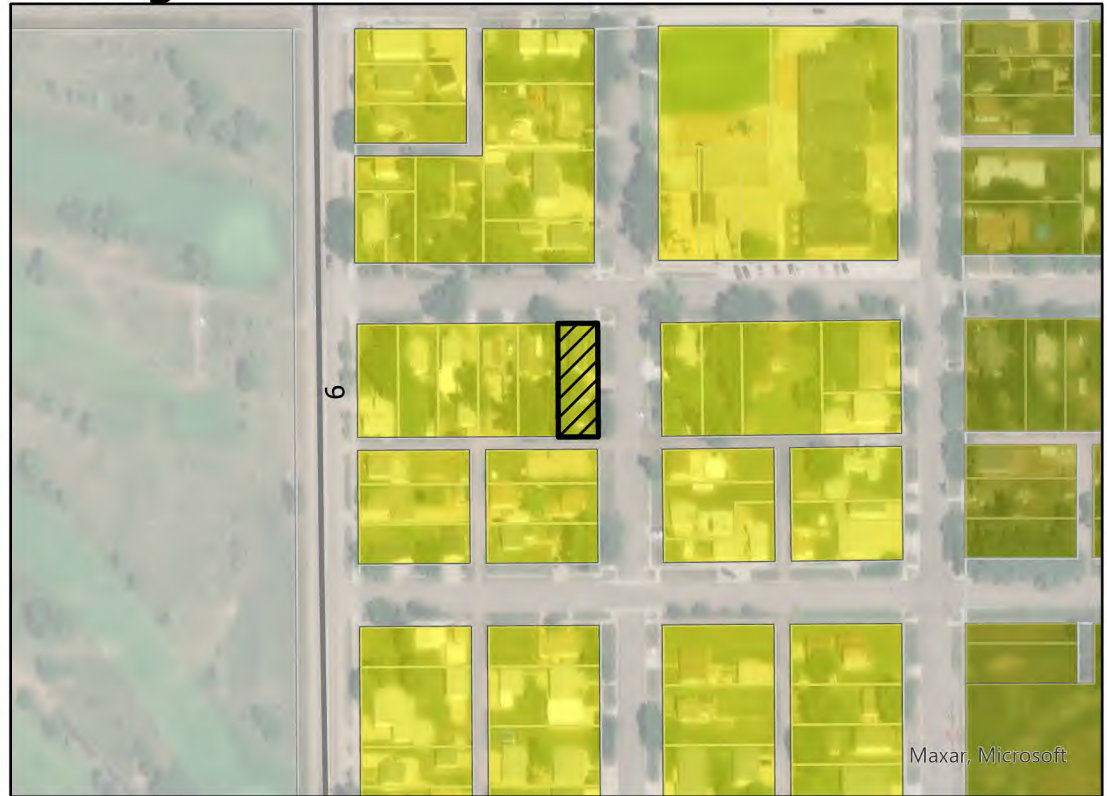
Zoning and Future Land Use Reference Map

Lots 1 & 2, Southside Addition

Zoning

Zoning Map Key

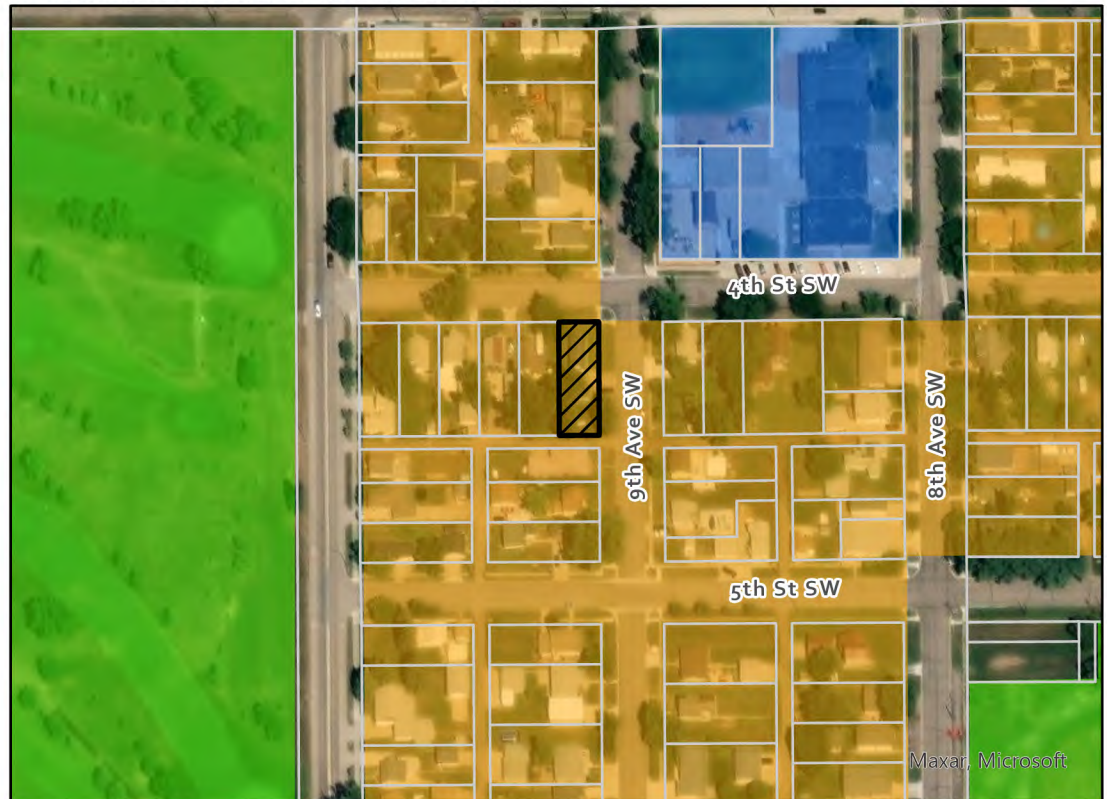
- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light Industrial
- MB - Heavy Commercial/Heavy Industrial
- MC - Heavy Commercial/Light Industrial Restricted
- MD - Heavy Commercial/Heavy Industrial Restricted
- MHS - Trailer Park
- PUD - Planned Unit Development
- R3.2 - Residential Single & Two Family
- R7 - Residential Single Family
- RH - Residential Mobile Home Park
- RM - Residential Multi-family Dwellings
- RMH - Residential Mobile Home Subdivision
- Residential - County Residential Zoning
- ROW - Right-of-Way
- Parcels
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- March '24 Planning Items



Future Land Use Plan Key

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi-Public
- Public Land
- Park
- Greenways
- Open Space
- Open Water
- Parcels
- City Limits
- ETA Line
- March '24 Planning Items

Future Land Use Plan





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: March 25, 2024
PREPARATION DATE: March 18, 2024
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Andrew Stromme
PRESENTER: Andrew Stromme, City Planner
SUBJECT: Consider a preliminary plat to be named Shores At Lakewood 2nd Addition and a zone change from Ag (Agriculture) and R7 (Residential) to PUD (Planned Unit Development). Said property is a replat of Lot 1, Block 2, Lakewood 7th Addition and the unplatted portion of Lot 1 of Lot B and Outlot A.

STATEMENT/PURPOSE:

Consider Preliminary Plat and Zone Change from A - Agriculture and R7 - Residential to PUD - Planned Unit Development for Shores at Lakewood Second Addition.

BACKGROUND/ALTERNATIVES:

The Shores at Lakewood Phase 2 is a proposed continuation of the Shores at Lakewood Masterplan which received approval from the City of Mandan in 2022. The preliminary plat for the second phase was presented at the February 2024 Planning and Zoning Commission however action was not taken.

Proposed Preliminary Plat

The proposed preliminary plat is 46.82 acres in size and would contain 126 lots in three blocks. It would include the dedication of public right of way for future public streets and utilities. The plat generally conforms to the masterplan. The developer proposes to construct a private park on Lot 56, Block 2 (which conforms to the masterplan) and a dog park on Lot 58, Block 1 which does not conform to the original masterplan submittal.

The development would be constructed so that Grotto Loop SE and Oxbow Trail SE form a "loop" providing secondary access to the lots in phase 2. This involves the extension of Oxbow Trl SE from its present terminus near Oxbow Trl SE and 29th Street SE to the south to connect to the south end of the Shores at Lakewood.

Lot 58, Block 2 is intended to be a storm water / amenity lot. Lot 65, Block 1 would be a City sewer lift station.

Lots 58-64, Block 1, while beyond the boundaries of the original masterplan, are proposed to be developed in a manner generally consistent with the zoning in place today. The property, which is zoned R7 - Residential, is proposed to be placed into the Shores at Lakewood PUD and developed according to the guidelines in place for R7 - Residential lots in that development PUD, which is generally a setback reduction of one foot.

The developer is proposing private streets to serve lots 36 - 64 in block 1.

A number of easements are shown on the plat including some to facilitate access, utilities, stormwater conveyance and maintenance of the LHRWRD levee.

Proposed Zone Change

The requested zone change would place the lots into the Shores at Lakewood PUD which specifies setback requirements and design standards for the various R3.2, R4, and R7 - Residential lots in the development. A copy of the PUD Narrative is included as an exhibit. The PUD Narrative, relative to its regulations on home placement / setbacks, which is of primary importance to the City, would add that

Other Project Information

A conceptual rendering of proposed park improvements is shown as an exhibit. The park facilities in this development are planned to be private.

Findings of Fact

Preliminary Plat

1. All technical requirements for consideration of a preliminary plat have been met;
2. The proposed subdivision would likely not have substantial effects on the safety and circulation of public roadways in the vicinity, and therefore no traffic impact study is required;
3. The proposed plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision;
4. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development, subject to future approval of civil utility plans;
5. Portions of the subdivision are located in the Special Flood Hazard Area, however the subdivision is proposed to be developed according to the existing ordinance requirements pertaining to Floodplain Development and therefore, the proposed development should not adversely impact water quality and/or environmentally sensitive

lands, or areas that are topographically unsuited for development,

6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;

7. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;

8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Zone Change

1. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by this zone change;

2. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;

3. The proposed zoning change is consistent with the Future Land Use Plan, other adopted plans and policies, and accepted planning practice;

4. The proposed zoning change would not adversely affect public health, safety and general welfare.

Staff Comments

Staff generally supports the proposed development, particularly the elements consistent with the original masterplan submission. However, for conditional approval of this plat, several items need to be addressed yet. These include concerns regarding access to the private street from McKenzie Drive SE which may require a right-of-way vacation request, the proposed City sewer lift station and upstream sewer capacity vs. alternatives, civil plans, a conceptual development-wide irrigation system, and other requested changes. This thorough review will facilitate a clearer approval process for Staff, City leaders, and the development team. The applicant has provided updated exhibits for the commission which include a preliminary plat, detail on proposed irrigation crossings, zoning exhibits. Staff does not support the addition of a dog park on Lot 58, Block 1.

Other Information and Public Outreach

- Applications and fees of \$1100 were received on Jan. 22.
- 72 letters were mailed to adjacent property owners.
- Legal notices were published on March 15 & 22.
- Staff has received questions from neighboring property owners regarding the proposed development, specifically what the zone change was for, how the development would be accessed, and what the developer is proposing for earthwork.

ATTACHMENTS:

1. Applications
2. Shores at Lakewood 2nd Addition - Prelim Plat_03132024
3. Draft Zone Change Ordinance
4. Color Coded Lot Zoning
5. Shores at Lakewood 2nd Addition - Prelim Plat vs. Masterplan
6. Shores at Lakewood 2nd Addition - Prelim Plat Phasing 2
7. Irrigation Crossing Detail
8. Master Irrigation Easements
9. Private Road Grass Dump Exhibit
10. Shores at Lakewood - Park Concept
11. Location Map - Shores at Lakewood 2nd

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Staff recommends approval of the preliminary plat for Shores at Lakewood 2nd Addition contingent upon:

- City Sanitary Sewer Capacity Analysis
- Evidence of support by Utility providers for lot combination plan
- Updated covenant/by laws for legal description and ownership issues (specifically, how over the course of the phased development the developer plans to ensure the HOA members own equitably their share in common spaces
- Request to vacate City Right of Way where the private drive is proposed
- Final determination on allowance and operation of the development wide sprinkler system
- Further discussion of City leaf collection site which is presently in City ROW south of McKenzie Drive SE

SUGGESTED MOTION:

I propose approving the Preliminary Plat and Zone Change for the development of the Shores at Lakewood 2nd addition, with the contingencies outlined by staff.

Planning & Zoning Commission

Agenda Documentation

March 25, 2024

Subject: Consider Preliminary Plat and Zone Change from A - Agriculture and R7 - Residential to PUD -
Planned Unit Development for Shores at Lakewood Second Addition.

Page 5 of 5

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
x Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	Variance (\$400)
Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
This application is for the preliminary plat of Shores at Lakewood 2nd Addition.	

Engineer/Surveyor			Property Owner or Applicant		
Name Nick Nustad, PE - Mountain Plains, LC			Name TRX Developers		
Address 1300 Tacoma Ave, Suite A			Address 3100 N 14th St		
City Bismarck	State ND	Zip 58504	City Bismarck	State ND	Zip 58503
email nnustad@mntnplains.com			email arthur@verityhomes.com		
Phone 701-955-3122		Fax na	Phone 701-426-0197		Fax na
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name
x	City	ETA	New	x	Addition	Ag - Master
Property Address				Legal Description		
No current address - west end of McKenzie Drive				A replat of Lot 1, Block 2 of Lakewood 7th Addition and the unplatted portion of Lot 1 of Lot B and		
Current Use						
Ag				Outlot A of Section 1, Township 138 North, Range 81 West of the Fifth Principal Meridian,		
Proposed Use				Morton County, North Dakota		
Residential				Section 1	Township 138N	Range 81W
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking	
46.82 acres	NA	NA	NA	NA	NA	

Print Name Arthur Goldammer	Signature 	Date 1/19/2024
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Office Use Only			
Date Received:	Initials: nm	Fees Paid: \$ 500	Date 1-22-2024
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

CITY OF MANDAN		
Development Review Application		
Minor Plat (\$300)	x	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)		Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)		Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)		Variance (\$500)
Final Plat 21 to 40 lots (\$600)		Special Use Permit (\$450)
Final Plat more than 40 lots (\$750)		Stormwater submittal (\$300)
Annexation (\$450)		Stormwater 2 nd & subsequent resubmittal (\$50)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)		Document Recording (\$30)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)		
Summary of Request (Add separate sheet(s) as necessary)		
This application is for the re-zoning of the proposed Shores at Lakewood 2nd Addition from A - Agriculture to PUD - Planned Unit Development and be added to the existing Shores at Lakewood PUD by an amendment.		

Engineer/Surveyor			Property Owner or Applicant		
Name Nick Nustad, Mountain Plains, LLC			Name Arthur Goldammer - TRX Developers		
Address 1300 Tacoma Ave, Suite A			Address 3100 N 14th St		
City Bismarck	State ND	Zip 58504	City Bismarck	State ND	Zip 58503
email nnustad@mtplains.com			email arthur@verityhomes.com		
Phone 701-955-3122	Fax na		Phone 701-663-4117 / 701-426-0997	Fax na	
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
x	City	ETA	New	Addition	A-Agriculture	PUD-Planned Unit Development	Shores at Lakewood 2nd Addition
Property Address					Legal Description		
No Current Address - West End of McKenzie Drive					A replat of Lot 1, Block 2 of Lakewood 7th Addition and the unplatted portion of Lot 1 of Lot B and		
Current Use							
Agriculture					Outlot A of Section 1, Township 138 North, Range 81 West of the Fifth Principal Meridian, Morton County, North Dakota		
Proposed Use							
Residential					Section 1	Township 138N	Range 81W
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
46.82 acres	na	na	na	na	na		
Print Name Arthur Goldammer				Signature		Date 2/8/24	

Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ 600	Date 2-9-2024
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

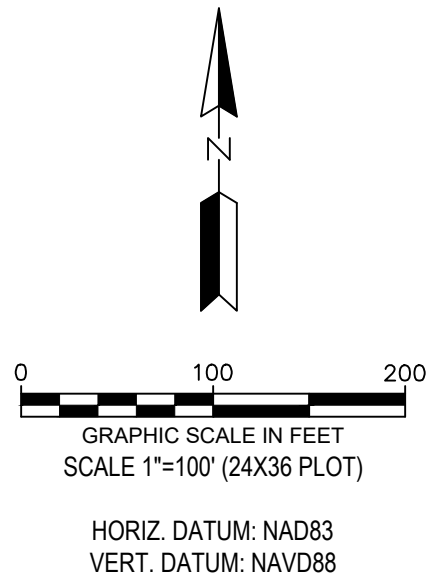
Updated 1/1/2024

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PRELIMINARY PLAT
SHORES AT LAKEWOOD
2ND ADDITION
TO THE CITY OF MANDAN

A REPLAT OF LOT 1, BLOCK 2 OF LAKEWOOD 7TH ADDITION AND THE
UNPLATTED PORTION OF LOT 1 OF LOT B AND OUTLOT A
OF SECTION 1, TOWNSHIP 138 NORTH, RANGE 81 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA



LEGEND	
●	FOUND MONUMENT
○	SET MONUMENT
○	CALCULATED POSITION
—	PLAT BOUNDARY
- - -	PROPOSED LOT LINE
- - -	SECTION LINE
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - -	100-YEAR FLOODPLAIN
- - -	EL. 1654.79' NAVD88

KEYNOTES	
(A)	30' UTILITY & PRIVATE DRIVE EASEMENT
(B)	10' IRRIGATION EASEMENT

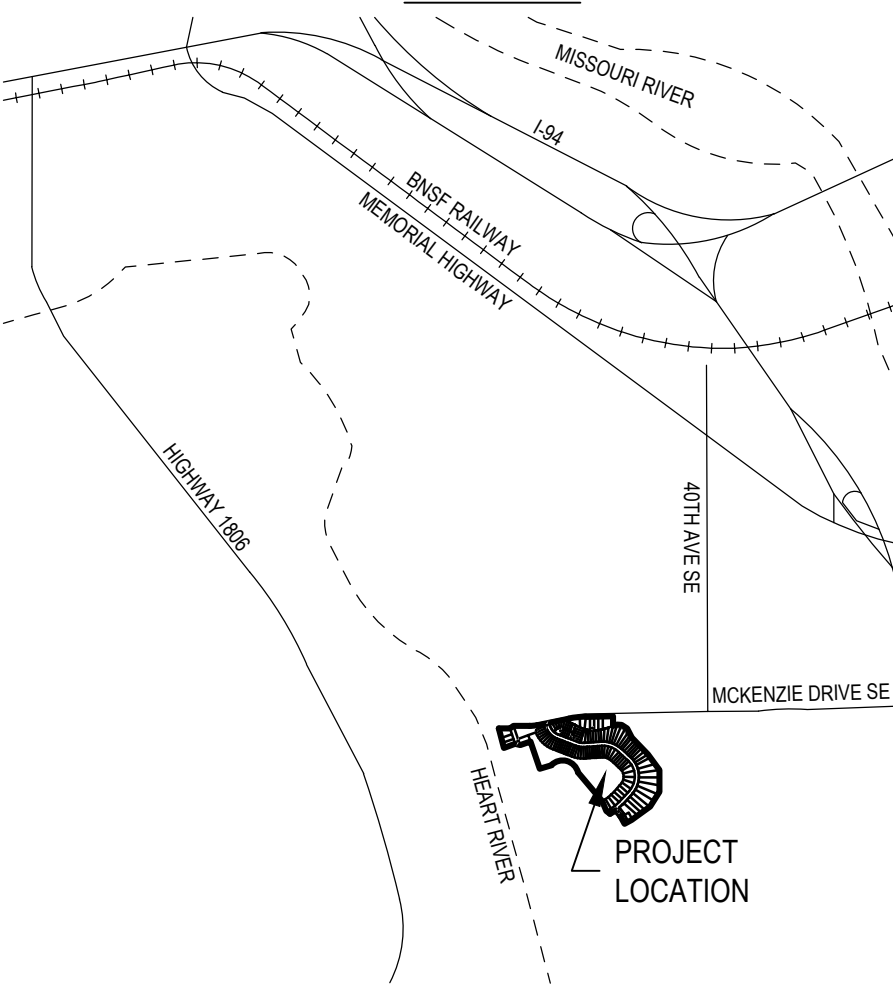
CLIENT:
TRX DEVELOPERS LLC
3100 N 14TH STREET
BISMARCK, ND, 58503
(701) 426-0197

SURVEYOR:
MICHAEL J. TARNOWSKI, PLS
MOUNTAIN PLAINS, LLC
1300 TACOMA AVE, SUITE A
BISMARCK, ND, 58504
(701) 557-3348

- NOTES:
1. PRELIMINARY PLAT DATED 1/25/2024.
 2. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
 3. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 4. TOTAL LOTS: 126
 5. TOTAL PLAT: 48.82 ACRES
 6. PROPOSED ZONING: PUD - RESIDENTIAL
 7. FRONT YARD SETBACK IS 25 FEET SIDE YARD SETBACK IS 5 FEET, AND BACK YARD SETBACK IS 20 FEET.
 8. 100 YEAR FLOOD PLAN: FEMA ZONE X. DOCUMENT #38059C0515D. EFFECTIVE DATE: 4/9/2015

PLAT BOUNDARY DESCRIPTION
A REPLAT OF LOT 1, BLOCK 2 OF LAKEWOOD 7TH ADDITION AND THE UNPLATTED PORTION OF LOT 1 OF LOT B AND OUTLOT A OF SECTION 1, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VICINITY MAP



SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1	
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	27435	11	24390	22	11743	33	7422	43	3472	53	6116	63	14421
2	20723	12	12884	23	18081	34	8559	44	3472	54	3901	64	28099
3	21739	13	13038	24	16887	35	10410	45	3472	55	3868	65	9402
4	24837	14	11657	25	12655	36	6673	46	3471	56	3868		
5	31059	15	9954	26	13355	37	5518	47	8374	57	6434		
6	31578	16	8657	27	11160	38	5449	48	7122	58	18880		
7	36593	17	8756	28	7066	39	5379	49	5392	59	14706		
8	31258	18	10261	29	8001	40	5310	50	4244	60	15339		
9	29116	19	11484	30	8072	41	6612	51	4721	61	13740		
10	25625	20	12942	31	7149	42	5712	52	4994	62	13833		

SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 2		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 3	
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	11832	12	8961	23	6820	34	7044	45	5760	56	53663	1	21345
2	11832	13	6916	24	5400	35	6585	46	7021	57	17392	2	14390
3	11832	14	7920	25	5400	36	6120	47	7011	58	491364	3	14880
4	11136	15	7920	26	5760	37	6120	48	7011				
5	11050	16	6840	27	5760	38	5400	49	7011				
6	11050	17	7779	28	5940	39	5400	50	7011				
7	11741	18	9342	29	5940	40	5760	51	7011				
8	12831	19	8800	30	5580	41	5760	52	7011				
9	12831	20	7230	31	6202	42	5400	53	7011				
10	13052	21	7672	32	6970	43	5400	54	4724				
11	13426	22	5988	33	6978	44	5760	55	6253				

Line Table		
Line #	Length	Direction
L1	26.13	S11°41'11"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	18.16	100.00	10°24'21"	18.14	S32°59'40"E



ORDINANCE NO. 14XX

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Low-Density Residential.

WHEREAS, The Open Space designation for this area largely stems from being within the floodplain. The transition of Open Space to Low Density Residential and Commercial is supported due to the open area that will be preserved by the central pond, elevation out of the floodplain by LOMR-F, and flood-resilient basement proposed by the developer.

WHEREAS, Shores of Lakewood will be zoned and defined as a PUD as the overlay zoning with the R7 (Single-Family Residential), R4 (Single-Family Residential), R3.2 (Two-Family Residential), and CB (Commercial) as the underlying zoning. Housing types are limited to single-family attached (twin/town/row homes) and single-family detached homes.

WHEREAS, The Shores at Lakewood will be developed in 4 phases, as defined in the master plat and phasing map. Phase 1 of Shores at Lakewood will be zoned as a PUD (Planned Unit Development). Phases 2-4 will initially be identified as super blocks, requiring the developer to submit a final plat and PUD amendment, following the criteria defined in this master PUD plan, prior to development of each phase. Phases 2-4 will remain Ag (Agriculture) and be taxed as such, until development of each phase, independently, is complete and the lots are building permit ready.

WHEREAS, Lots may be combined to accommodate larger homes. For lots contained in blocks to be zoned R4 or R3.2, regulations governing R7 will apply.

WHEREAS, all residential lots shall be governed by the following setbacks:

- Front Yard – 25' from public street
- Front Yard – 15' for alley-accessed homes
- Side Yard – 5'
- Street Side Yard – 15'
- Rear Yard – 20'

WHEREAS, Except for regulations provided within the PUD District, the underlying zoning regulations shall apply to residential lots as follows:

- Lots 1-11 and 58 – 64, Block 1, Lots 1-11 and Lots 56-57, Block 2 and Lots 1-3, Block 3 – R7
- Lots 12-57, Block 1 and Lots 24-55, Block 2 – R3.2
- Block 2 & Lots 39-94, Block 4 – R4
- Block 7 – CB limited

- The following uses may be permitted:
 - **Utility Service Group**
 - **Service Group A**
 - In shop repair of carry in items
 - Furniture repair or upholstering
 - Dressmaker, Milliner or Tailor
 - Barber or beauty shop
 - Pet hospital or clinic
 - Pet grooming and dog daycare
 - Shoe and other leather goods repair
 - **Service Group B**
 - Self-Storage Units
 - Taxicab or Bus Company with Overnight Vehicle Parking
 - Kennel
 - Commercial garage or parking lot
 - Auto, truck or equipment repair
 - Animal hospital or clinic
 - Mobile cleaning, repair and restoration service

WHEREAS, Lot 21, Block 2, will be constructed as a community park and parking area for the use and enjoyment of the residents of Shores at Lakewood. This property will be owned and managed by the Home Owners Association.

WHEREAS, Block 7 shall be platted as a single block to be zoned CB – Limited as described in this ordinance. Occupied residential use shall not be allowed until such a time a tertiary access and right of way is granted from the south end of the property. Any development of this area shall be subject to a future EO 11988 USACE review, in addition to the City of Mandan review and site plan approval process. A PUD amendment process shall also be followed.

WHEREAS, Overall density upon buildout for residential units/area shall be between 2.5 to 4 units per gross acre.

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

ALL LOTS CONTAINED IN BLOCKS 1-7, SHORES AT LAKEWOOD ADDITION, SECTIONS 1 AND 12, TOWNSHIP 138N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA SHALL BE REZONED FROM A – AGRICULTURE TO PUD - PLANNED UNIT DEVELOPMENT.

Said tract shall be included in the Planned Unit Development (PUD)

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city principal planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

Tim Helbling, President
Board of City Commissioners

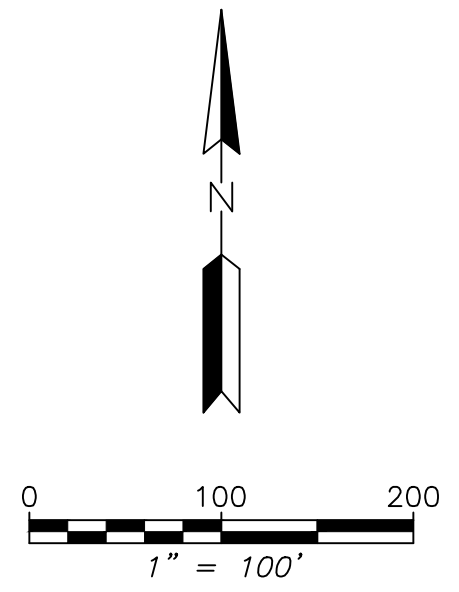
Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:
Recording Date:

February 28, 2022
April 19, 2022
May 3, 2022

Lot Zoning

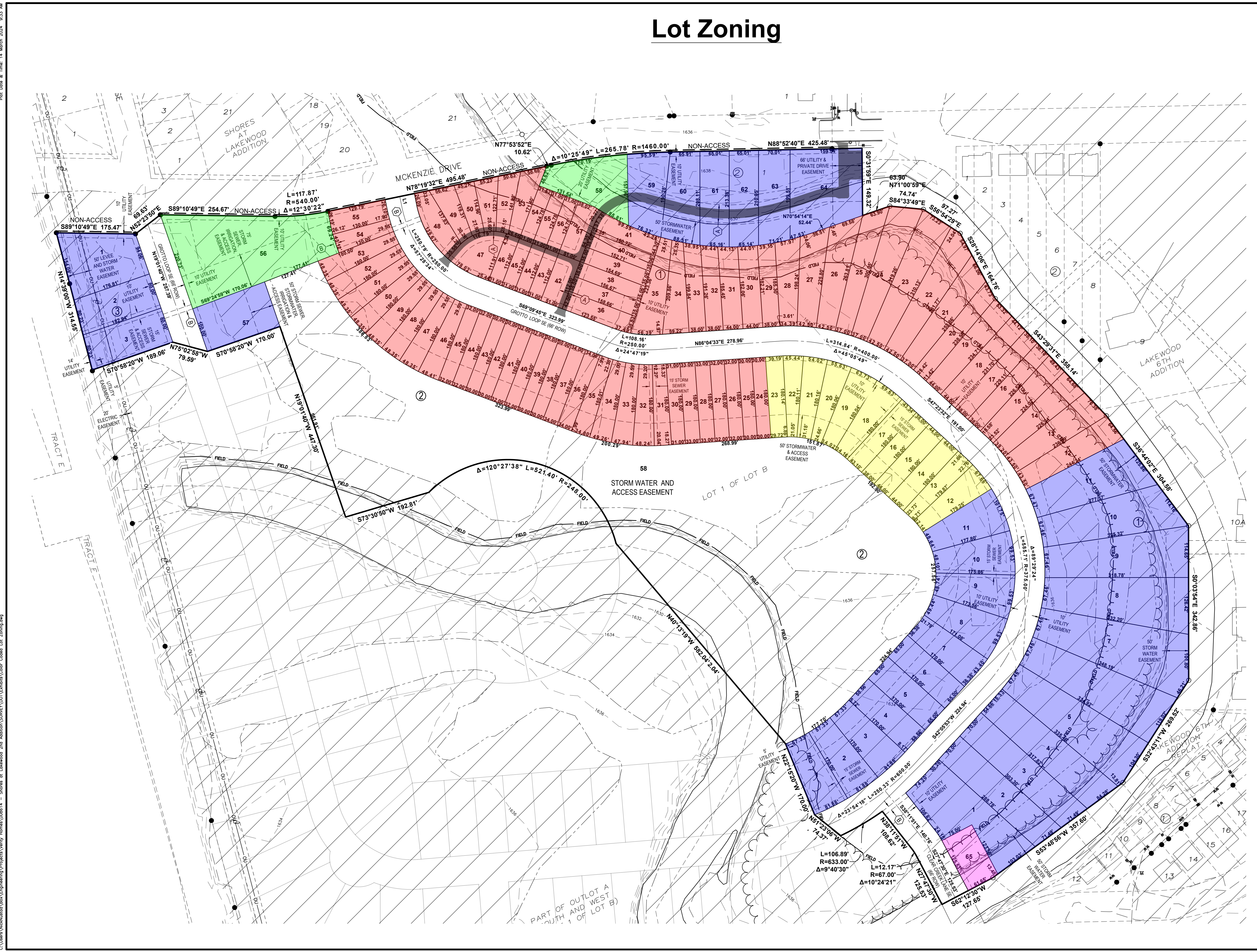


- R-7 - 32 Lots
- R-4 - 12 Lots
- R-3.2 - 68 Lots
- Parks - 2 Lots
- City Lift Station - 1 Lot
- Concrete Private Drive

SHEET 1 OF 1



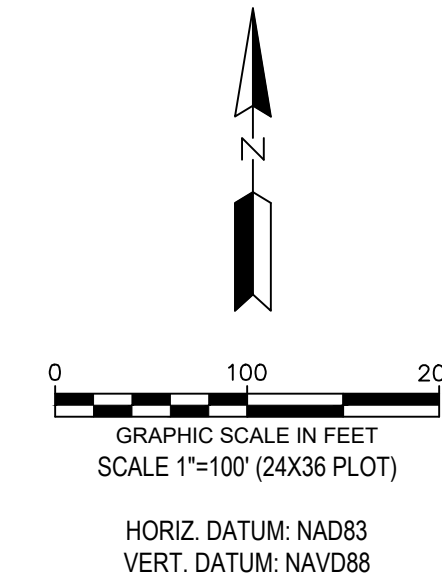
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PRELIMINARY PLAT SHORES AT LAKEWOOD 2ND ADDITION TO THE CITY OF MANDAN

A REPLAT OF LOT 1, BLOCK 2 OF LAKEWOOD 7TH ADDITION AND THE UNPLATTED PORTION OF LOT 1 OF LOT B AND OUTLOT A OF SECTION 1, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA



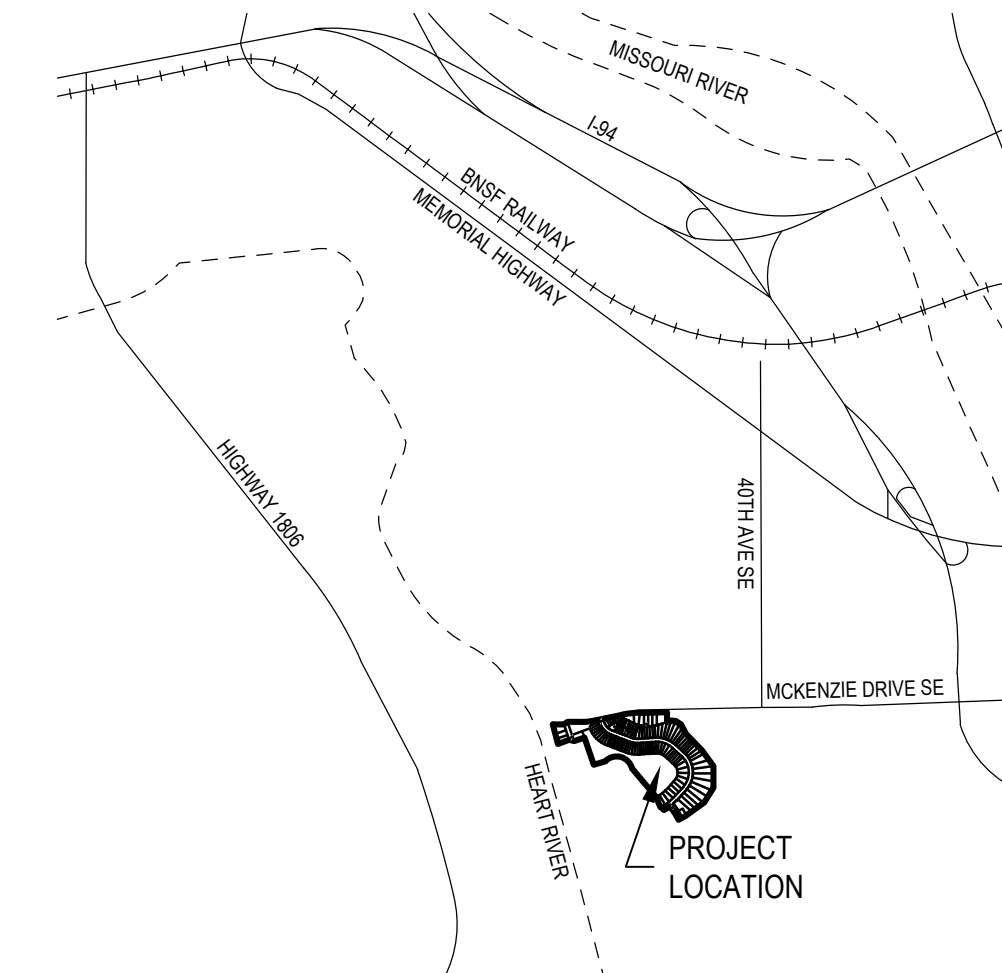
LEGEND	
●	FOUND MONUMENT
⊙	SET MONUMENT
○	CALCULATED POSITION
—	PLAT BOUNDARY
- - -	PROPOSED LOT LINE
- - -	SECTION LINE
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - -	100-YEAR FLOODPLAIN
- - -	EL. 1654.79' NAVD88

KEYNOTES	
(A)	30' UTILITY & PRIVATE DRIVE EASEMENT
(B)	10' IRRIGATION EASEMENT

- NOTES:
- PRELIMINARY PLAT DATED 1/25/2024.
 - Removed one R-7 lot here and increased lot widths proportionally.
 - Added two R-7 lots and extended the south phase line to pass the Clear Creek Lane intersection.
 - TOTAL PLAT: 46.02 ACRES
 - PROPOSED ZONING: PUD - RESIDENTIAL
 - FRONT YARD SETBACK IS 25 FEET SIDE YARD SETBACK IS 5 FEET, AND BACK YARD SETBACK IS 20 FEET.
 - 100 YEAR FLOOD PLAN: FEMA ZONE X. DOCUMENT #38059C0515D. EFFECTIVE DATE: 4/9/2015

PLAT BOUNDARY DESCRIPTION
A REPLAT OF LOT 1, BLOCK 2 OF LAKEWOOD 7TH ADDITION AND THE UNPLATTED PORTION OF LOT 1 OF LOT B AND OUTLOT A OF SECTION 1, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VICINITY MAP



SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1		SHORES AT LAKEWOOD 2ND ADDITION, BLOCK 1	
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	27435	11	24390	22	11743	33	7422	43	3472	53	6116	63	14421	73	28099	83	9402
2	20723	12	12884	23	18081	34	8559	44	3472	54	3901	64	28099	74	28099	84	9402
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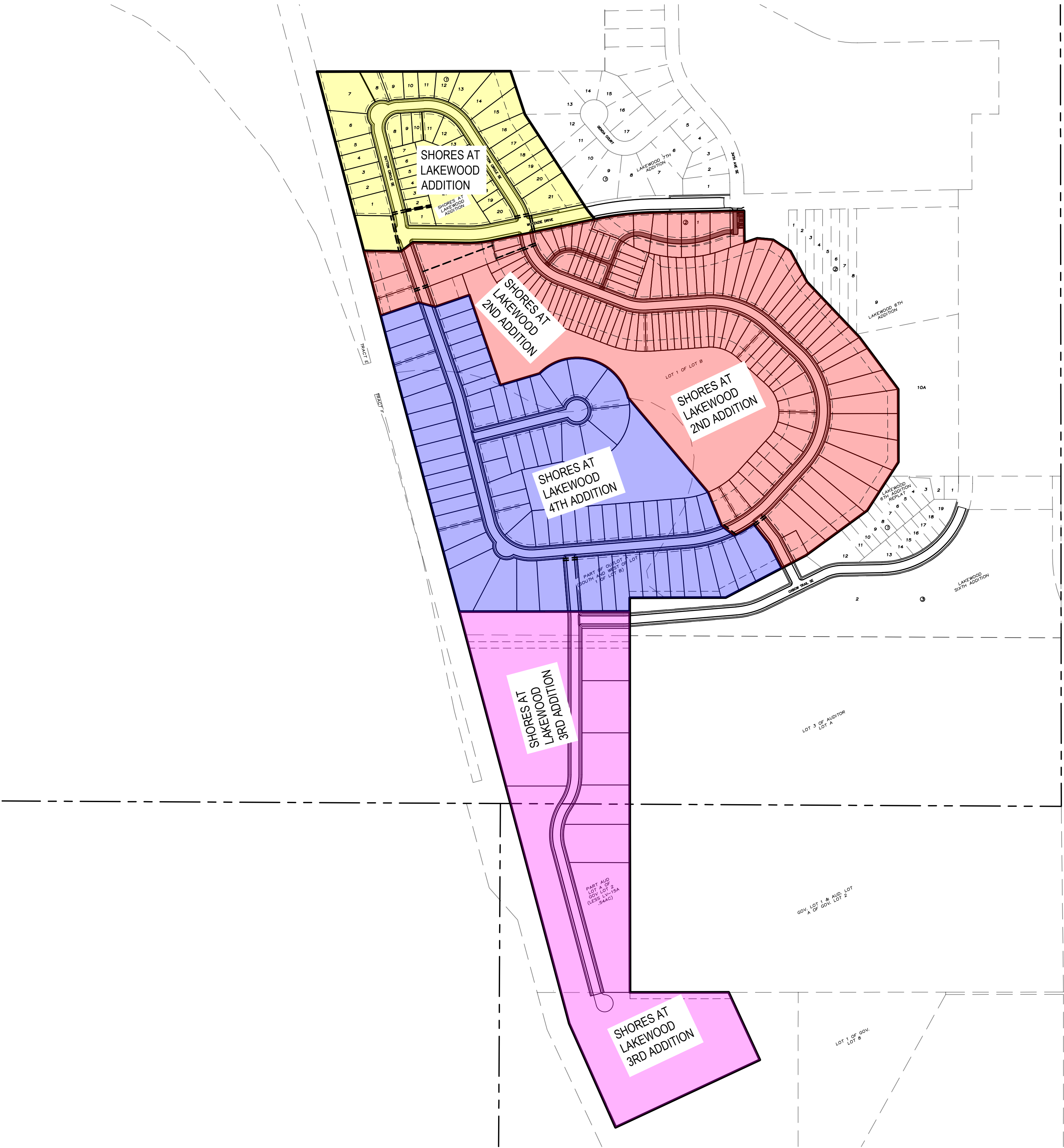
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LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	11832	12	8961	23	6820	34	7044	45	5760	56	53663	67	17392	78	21345	89	14390
2	11832	13	6916	24	5400	35	6585	46	7021	57	491364	68	17392	79	21345	90	14390
3	11832	14	7920	25	5400	36	6120	47	7011	58	17392	69	17392	80	21345	91	14390
4	11136	15	7920	26	5760	37	6120	48	7011	59	17392	70	17392	81	21345	92	14390
5	11050	16	6840	27	5760	38	5400	49	7011	60	17392	71	17392	82	21345	93	14390
6	11050	17	7779	28	5940	39	5400	50	7011	61	17392	72	17392	83	21345	94	14390
7	11741	18	9342	29	5940	40	5760	51	7011	62	17392	73	17392	84	21345	95	14390
8	12831	19	8800	30	5580	41	5760	52	7011	63	17392	74	17392	85	21345	96	14390
9	12831	20	7230	31	6202	42	5400	53	7011	64	17392	75	17392	86	21345	97	14390
10	13052	21	7672	32	6970	43	5400	54	4724	65	17392	76	17392	87	21345	98	14390
11	13426	22	5988	33	6978	44	5760	55	6253	66	17392	77	17392	88	21345	99	14390

Line Table		
Line #	Length	Direction
L1	26.13	S11°41'11"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C1	18.16	100.00	10°24'21"	18.14



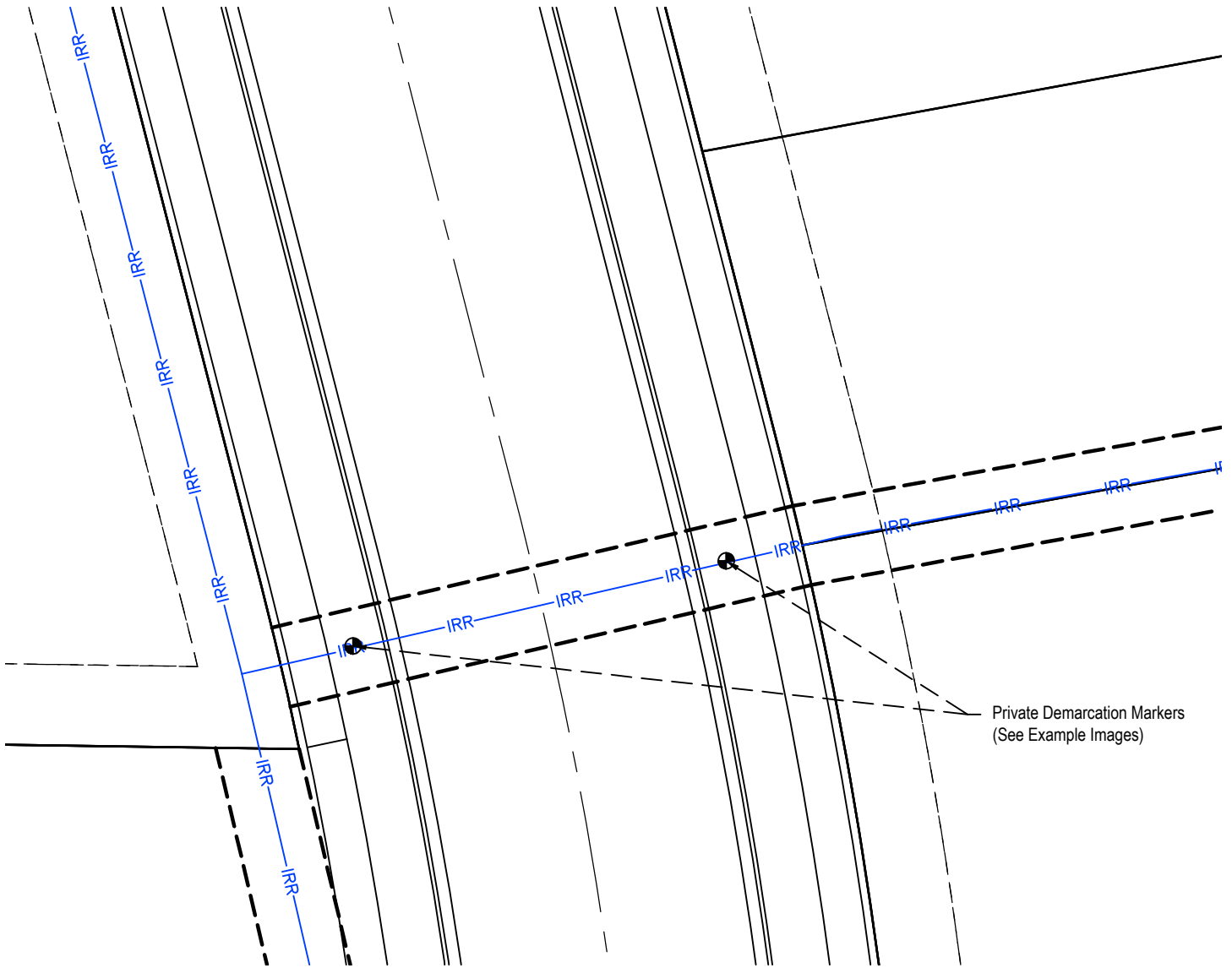
MASTERPLANNED SUBDIVISION/PHASING PLAN
SHORES AT LAKEWOOD
TO THE CITY OF MANDAN



SCALE: 1 INCH = 400 FEET
PLOT SCALE 24X36
N.D. STATE PLANE, SOUTH ZONE
INTERNATIONAL FEET
BEARINGS AND DISTANCES ARE GRID

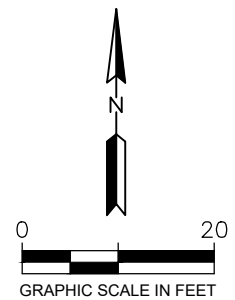
- Phase 1
- Phase 2
- Phase 3
- Phase 4

SHEET 1 OF 1



Notes:

- 1.) Tracer wire required above all irrigation lines.
- 2.) Private water demarcation markers required set at 2' behind the top back of curb directly above irrigation lines at all crossings.

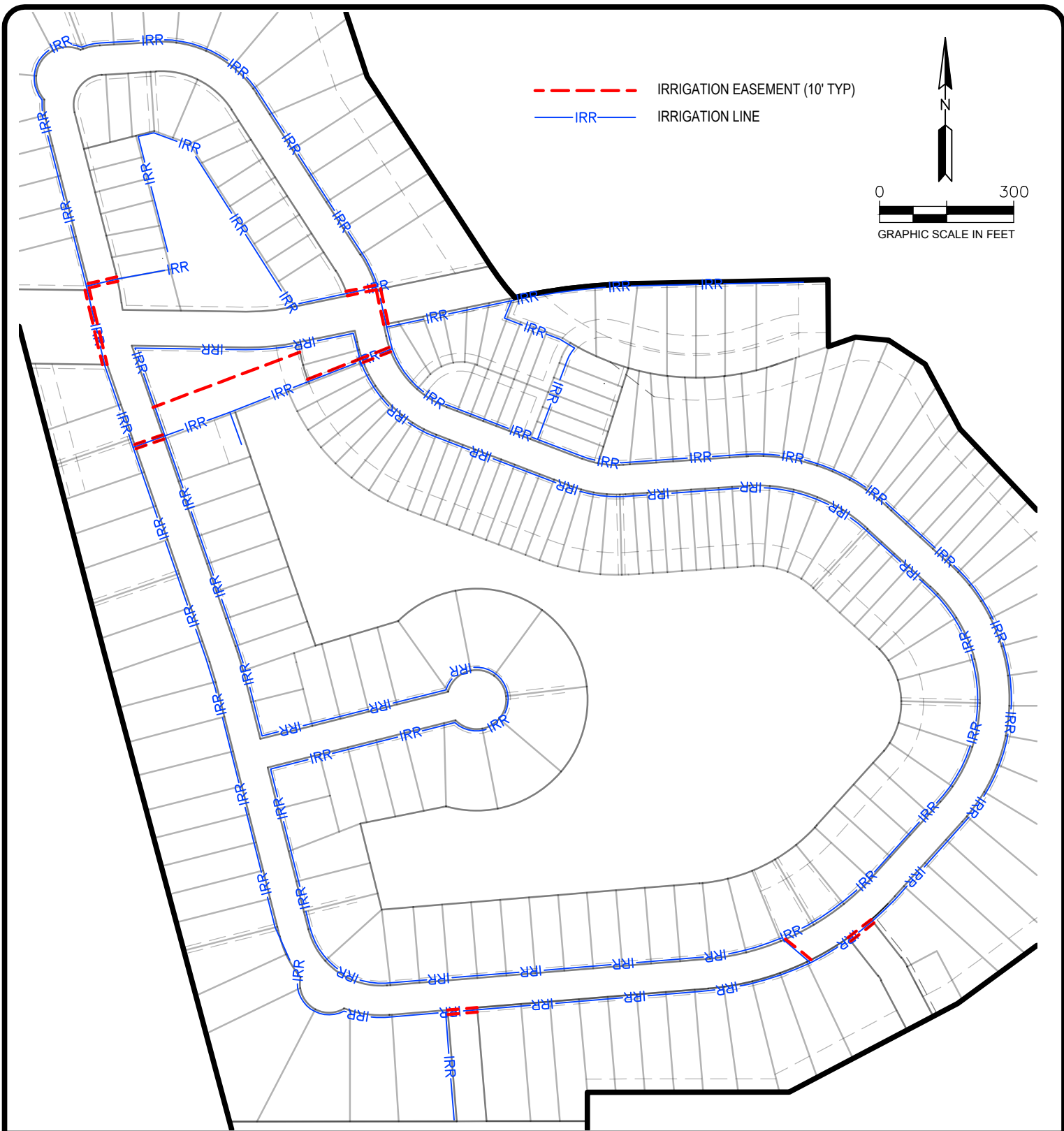


IRRIGATION CROSSING DETAIL



NO.	DATE	DESCRIPTION	DATE: March 14, 2024			SHEET NO: 1	
			PROJECT NO: 20.003672	DRWN BY: NWN	APPD BY: ---	SHEET TITLE: EXHIBIT	



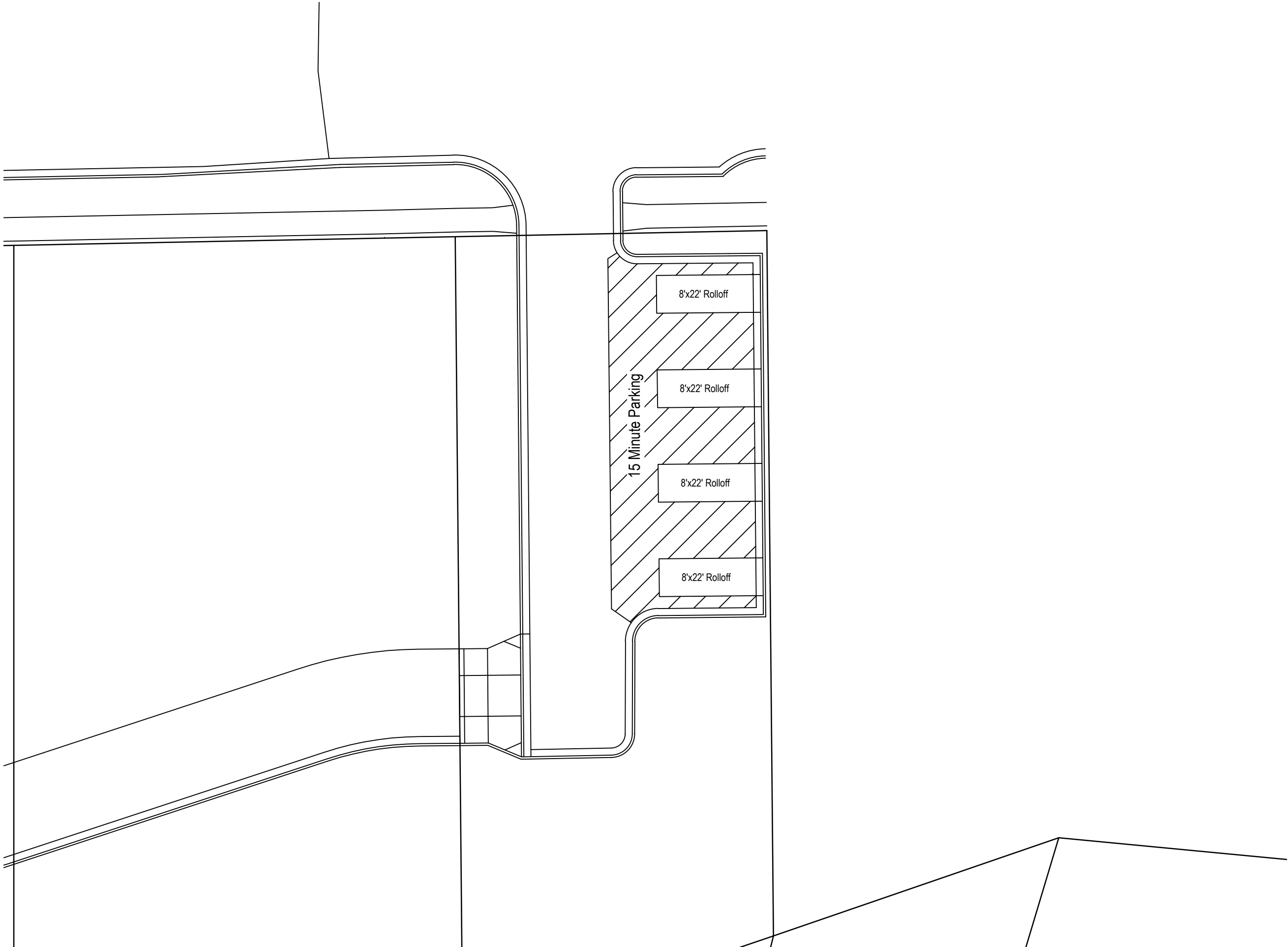


SHORES AT LAKEWOOD IRRIGATION SERVICE PLAN



NO.	DATE	DESCRIPTION	DATE: March 14, 2024		
			PROJECT NO:	DRWN BY:	APPD BY:
			20.003672	NWN	---

SHEET NO:	1
SHEET TITLE:	EXHIBIT A



PRIVATE DRIVE EXTENSION
& GRASS DUMP LOCATION

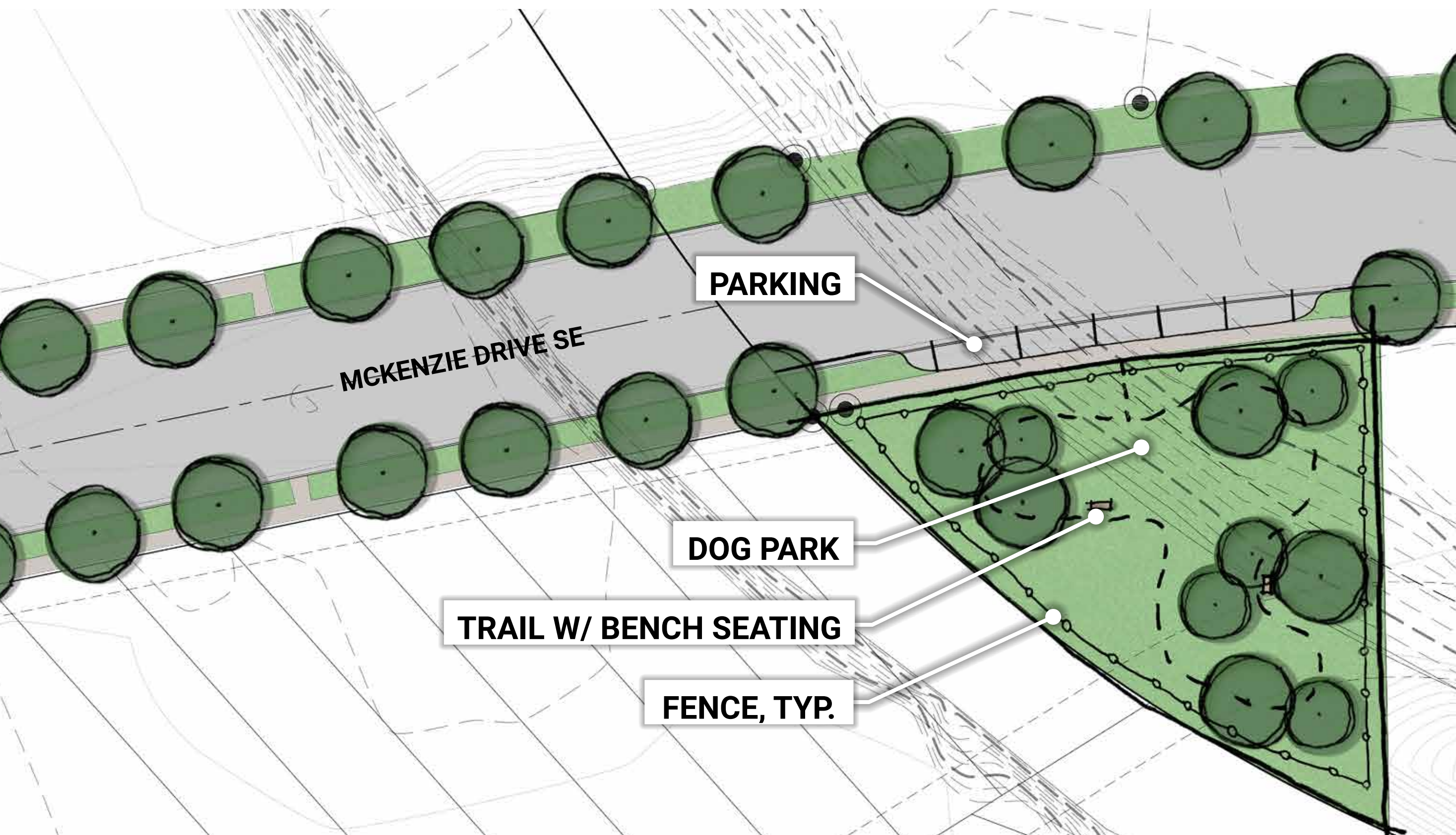
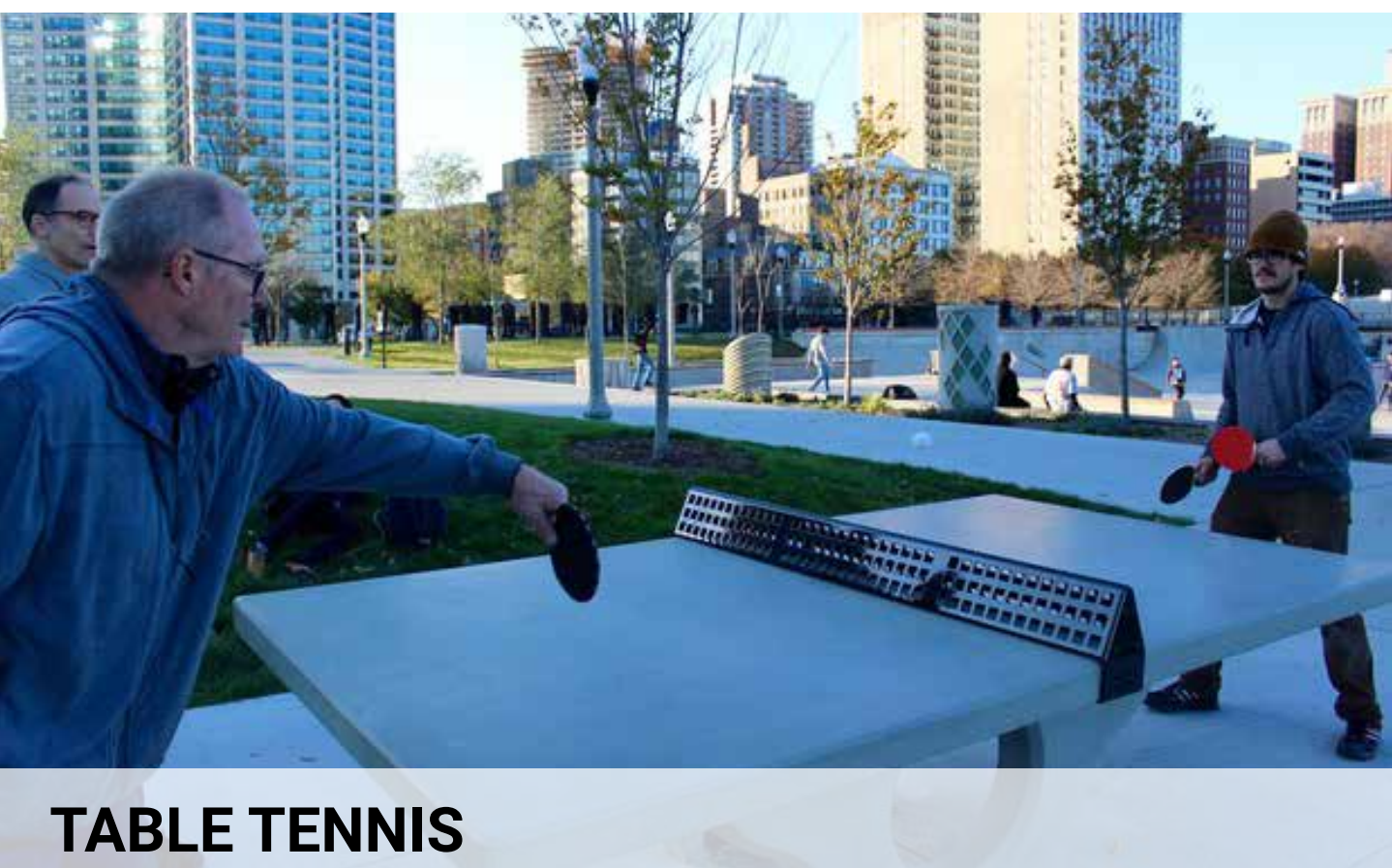


NO.	DATE	DESCRIPTION
1	MM/DD/YY	

DATE: March 14, 2024		
PROJECT NO: ---	DRWN BY: NWN	APPD BY: ---

SHEET NO: 1

SHEET TITLE: EXHIBIT





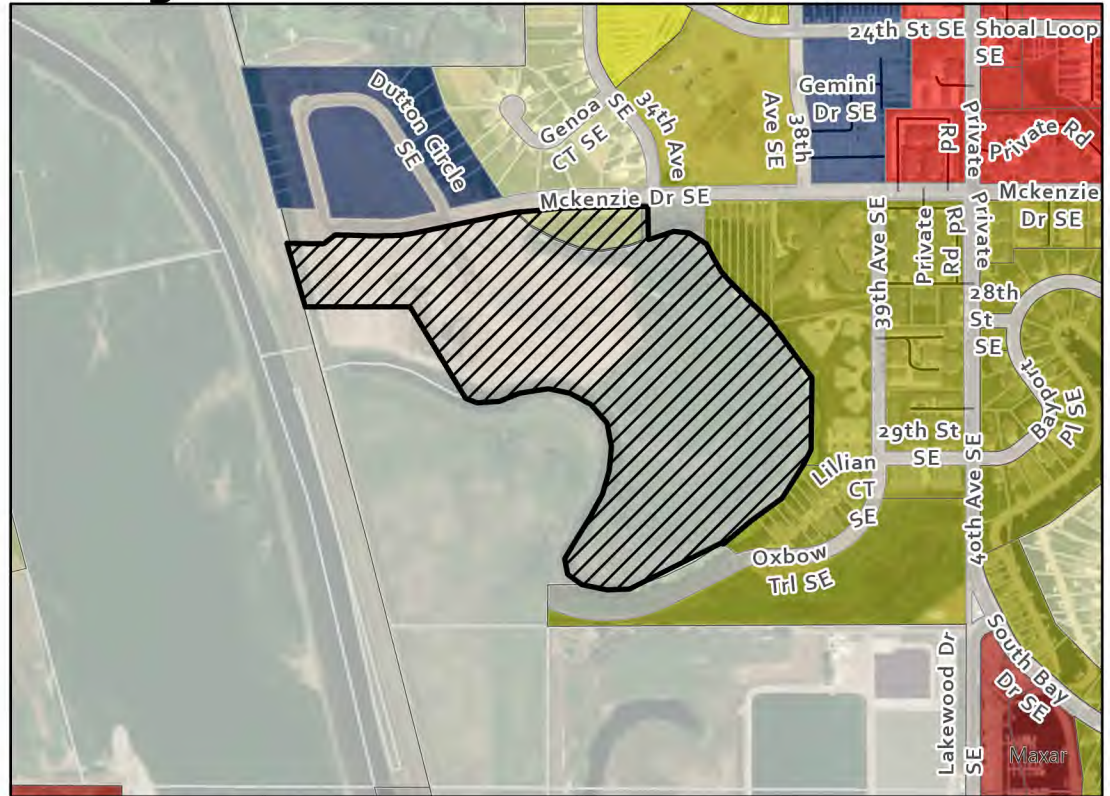
Zoning and Future Land Use Reference Map

Shores at Lakewood 2nd Addition

Zoning

Zoning Map Key

- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light Industrial
- MB - Heavy Commercial/Heavy Industrial
- MC - Heavy Commercial/Light Industrial Restricted
- MD - Heavy Commercial/Heavy Industrial Restricted
- MHS - Trailer Park
- PUD - Planned Unit Development
- R3.2 - Residential Single & Two Family
- R7 - Residential Single Family
- RH - Residential Mobile Home Park
- RM - Residential Multi-family Dwellings
- RMH - Residential Mobile Home Subdivision
- Residential - County Residential Zoning
- ROW - Right-of-Way
- Parcels
- February '24 Planning Items



Future Land Use Plan Key

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi-Public
- Public Land
- Park
- Greenways
- Open Space
- Open Water
- Parcels
- City Limits
- ETA Line
- February '24 Planning Items

Future Land Use Plan

