



AGENDA
PLANNING & ZONING COMMISSION
APRIL 27, 2026
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. CONSIDER APPROVAL OF MINUTES

1. February 23, 2026 Minutes

B. PUBLIC HEARINGS

1. Consider a setback variance for Lot 6, Block 1, Nicola 2nd Addition
2. Consider a final plat for Eighteen Eighty Four Addition
3. Consider a preliminary plat for Lakewood Commercial Park 7th Addition
4. Consider a preliminary plat and zone change for School District 8th Addition

5. Consider a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition

C. OTHER BUSINESS

D. ADJOURN

A. ROLL CALL Chair Robinson called the meeting to order.

Commissioners Present: Horn, Huber, Lang, Mudder, Mayor Froelich, Intveld, McLean, Smith, Hammond, Gardner, Renner, Robinson. Chair Robinson extended a welcome to Commissioner Lang as a new member to the Commission.

Also present: Building Official Jordan Singer, David Wiosna of Interstate Engineering in the absence of Rachel LaQua Interim Planner, Landon Niemiller of Swenson Hagen.

B. CONSIDER APPROVAL OF MINUTES

1. *December 22, 2025 Minutes. Commissioner McLean motioned to approve the December 22, 2025 minutes. Commissioner Hammond seconded the motion. Upon vote, the motion passed unanimously.*

C. PUBLIC HEARINGS

1. *Consider a request for a special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision.*

David Wiosna, Interstate Engineering, presented in the absence of Rachel LaQua, Interim Planner.

STATEMENT/PURPOSE

To consider a request for a special use permit to allow shop condos for Lot 1, Block 1, Seibel Subdivision.

BACKGROUND/ALTERNATIVES:

Jason Seibel, Dakota Mini Storage, request consideration of a Special Use Permit for shop condos at Lot 1, Block 1, Seibels Subdivision located at 902 Missouri Drive Northeast.

Project Overview

This proposed special use permit is for the use of multi-use shops (aka “shop-condos”) at the property described as Lot 1, Block 1, Seibel Subdivision, T139N R81W, City of Mandan. The property address is 902 Missouri Drive NE.

Property Information + History

The property is zoned CC - Commercial/Light Industrial and is within the Gateway Overlay District. The property is currently vacant. Total Area: 2.34 acres. Access to the property is via Missouri Drive labeled as Division Street on the exhibit.

The application plans for seven (7) shop condos of 800 square feet each and one (1) shop condo of 4,000 square feet. The remainder of the property would be used for forty-six (46) traditional storage units. There are nine (9) parking spaces provided for the shop condos.

The application states:

- That the proposed units would be constructed in line with requirements of the Gateway Overlay

District;

- That the shop condos are intended for personal use;
- Would not require additional lighting, and;
- Would provide sufficient off-street parking spaces.

The Gateway Overlay District requires landscape buffers (Sec. 105-4-6.) The exhibit submitted with the application includes landscape buffering along the south and west sides of the property, consisting of a mix of evergreen and deciduous trees. The buffer yard requires five (5) buffer points per the screening requirements in the Gateway Overlay District. Based on the exhibit provided by the applicant, staff is unable to clearly determine if the proposed landscaping would fulfill buffer yard point totals. The final buffer yard and planting plan will require the approval of the Mandan Architectural Review Commission (MARC).

Multi-use shops are regulated by Sec. 150-1-5 in city ordinances. These standards include, but are not limited to the following:

- Each individual unit within the structure shall have an open space/yard or public way on no more than three sides.
- Uses, whether commercial or accessory to residential, shall be declared at the time of the conditional use permit issuance. No change in use may be conducted unless reevaluated through the special use permitting process and the structure meets all building code requirements for the desired change of use.
- Minimum off-street parking requirements shall be planned and provided for based on the declared uses. Any inadequate provision of parking within the development for a combination of uses may result in the revocation of the special use permit.

The application stated that the multi-use shops will be for “personal use” but does not specify whether those uses are commercial or accessory to residential in nature. The large structure on the northwest portion of the exhibit consists of a single unit and therefore has open space/yard or public way on four sides. Three sides are the maximum amount allowed by ordinance. This standard essentially requires that multi-use shops must have a shared wall with a neighboring unit.

Outreach to the State Historical Society of North Dakota indicated the presence of recorded human burials in the vicinity of the property. It should be noted that state burial laws (NDCC 23-06-27 and NDAC 40-02-03) should be followed in the event of inadvertent discovery of human remains.

Adjacent Zoning, Land Use, and Future Land Use

Vacant property to the west across Mandan Ave is zoned R7. Property to the south is zoned CC and is developed as storage units. Property to the east and north is ROW for I-94. The future land use plan designates this area as Commercial.

Staff Review

Staff items note that the following are needed:

- A detailed landscape plan to determine proper buffer and other landscaping requirements are being met.
- A declaration of intended uses (commercial or accessory to residential).
- A division of the large northwest structure into at least two units.
- A Condominium Agreement.

Additional Information and Public Outreach

- The application was received on January 15, 2026.
- This item was published in the Mandan News as required. Four (4) letters were sent to adjacent property owners on February 5, 2026. As of the time this staff report was written, the Planning Department received no comments or questions regarding the proposal.

Findings of Fact

Special Use Permit

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood? Staff have concerns regarding whether the landscaping plan fulfills the buffer requirements in the Gateway overlay district.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors? Staff have concerns regarding the use of the multi-use shops, which has not been formally declared.

Will the hours of operation of the proposed use be different than the adjacent uses? Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? No. Surrounding uses are identical or vacant.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? No.

Will the site of the proposed use have sufficient area to provide the parking required for the use? Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district? No.

Recommendation and Condition of Approval

Staff recommended that if this request is approved by the Planning and Zoning Commission, the applicant be required to provide a detailed building and landscaping plan, declares uses for the multi-use shops, and provide an updated plat with the large single unit multi-use shop divided into at least two units, and a Condominium Agreement prior to City Commission review of the application.

Chair Robinson inquired if there were any comments or questions.

Commissioner Huber inquired if the storage units are allowed under this CC zoning or is it just the shop condo aspect that is being requested for consideration? Mr. Wiosna replied that the storage units are satisfactory. This request is for the shop condo portion of the project.

Commissioner Gardner requested explanation of the Gateway Overlay District. Mr. Wiosna stated that

the Gateway Overlay District covers areas adjacent to I-94 and some other areas within Mandan. The thought process was that it would increase standards when driving into Mandan that certain corridors would meet aesthetic standards that would appeal to the eye.

Commissioner Hammond inquired if there has been any feedback received on this project? Mr. Wiosna replied there has been no comments or opposition received.

Commissioner Mudder inquired if there is a deadline on landscaping and any other requirements so that this project does not repeatedly come back for approvals? Mr. Wiosna stated he was not clear if the motion for this project is drafted in a way to include that approval. The landscaping approval would have to be presented to MARC who would have to determine if it is sufficient. Commissioner Gardner stated he had a conversation today on the sale of a property located in south Burleigh County on South Washington in Bismarck, and one of the items the Bismarck Planning Team is concerned about is the separation between using it for storage versus commercial space. One thing he thought interesting was that they are not allowing personal storage but they are allowing commercial usage. He questioned why personal storage is less attractive. He inquired of Mr. Wiosna if he has any of those concerns? Mr. Wiosna replied he does not foresee any issues. With the Gateway Overlay District there are screening and buffering requirements. Commissioner Renner commented that the Gateway Overlay District appears to have happened since the storage units south of there were built because there is no buffer zone there. If this part here has to have a buffer zone but just south of it, will that play into what MARC will use to determine what will be required and they may be more lenient due to what's south of it? Mr. Wiosna replied that he can not speak to what MARC's decision will be and he does know when that timeline was developed versus when the language in the code was put into place. Building Official Singer pointed out that the Gateway Overlay District's proximity to the interstate and the property being discussed is closer and that is why it is in the Gateway. The property on the other side of the road is not in the Gateway because of how far away from the interstate it is.

Chair Robinson inquired if there were any comments or questions.

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision.

Landon Niemiller, an engineer with Swenson Hagen came forward to speak on behalf of Dakota Storage. He stated the request before the Commission is for a special use permit for the shop condo usage. When it comes to the landscaping and style of the building for the aesthetic concerns of the project, those matters will be presented to the MARC to bring the project into conformance. There are substantial landscaping concerns when in the Gateway Overlay District and there is space for it in this project.

These are small units and this is not a heavily populated area. The developer is anticipating storage or single-business users of a one-man operation type of business. The property is zoned CC which is heavy commercial light industrial zoning that allows for shop condos as a special use. The storage units are a permitted use. Regarding the Bismarck Planning Team's concern about the separation between using it for storage versus commercial space, they do look at personal storage and condo-type business uses as separate items. They consider storage as more of an industrial use and shop condos as a commercial use.

He agrees with Mr. Wiosna that the concern is more about the use than the style of the building. The current plan is for seven (7) units so there can be up to nine (9) exterior parking spaces. Commissioner Renner inquired if there is any issue with dividing the larger building up into two sections so there actually would be condominiums? Mr. Niemiller replied that there is no issue and they did submit it as if that could happen. He stated that the owner may retain that large building for himself as his own property as a warehouse or his own equipment.

Commissioner Huber inquired if there have been past efforts to develop this property? Mr. Niemiller stated he is not aware of any projects.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson provided a second and final invitation to come forward to speak for or against the request for a special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commission Action

Chair Robinson inquired if there were any comments or questions.

Commissioner McLean moved to recommend approval of the special use permit for shop condos for Lot 1, Block 1, Seibel Subdivision, with the requirement the applicant provides a detailed building and landscaping plan, declares uses for the multi-use shops, and provides an updated plat with the large single unit multi-use shop divided into at least two units, and condominium agreement prior to City Commission review of the application. Commissioner Intveld seconded the motion.

Commissioner Huber commented in regard to the Bismarck Planning Team's concern about the separation between using it for personal storage versus business commercial space. She commented there has been a lot of philosophies in the economic and community development and land use about what to look for as to what's the best use for this parcel of land being along the interstate interchange. She recalls seeing at least one other layout for something during her employment with the city. She recalls that one of the obstacles was that they could only get one point in and out of that property along Missouri Drive and nothing off of Mandan Avenue and whatever that particular use was that had to do with a point in and out for ingress-egress. She said she would typically be reluctant about a property this close to the interchange being used for storage use and personal use and not for a commercial use that it is zoned for. This property does have challenges, in particular, proximity to the railroad tracks that confines the use of the lot.

Chair Robinson called for a roll call vote: Horn: Yes; Huber: Yes; Lang: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes; Renner: Yes; Chair Robinson: Yes. The motion passed.

2. *Consider a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.*

David Wiosna, Interstate Engineering, presented in the absence of Rachel LaQua, Interim Planner.

STATEMENT/PURPOSE

Consider a request for a special use permit for personal use for multi-use shops for Lot 35, Block 1, Marina Bay Addition.

BACKGROUND/ALTERNATIVES:

Project Overview

This proposed special use permit is for the use of personal-use multi-use shops (aka “shop condos”) at the property described as Lot 35, Block 1, Marina Bay Addition, T138N R80W, City of Mandan. The property address is 4723 29th St SE. The property is zoned CC - Commercial/Light Industrial Transition and is also within the Gateway Overlay District. The property is currently used for outdoor storage for boats and trailers, immediately adjacent to the marina. Total Area: 33 acres. There is existing access through the property from 29th Street SE to the Broken Oar Bar immediately to the east. The application plans for thirty condominium lots for personal-use shop condos, with thirty-four (34) provided parking spaces.

The application states:

- That the proposed units would be constructed in line with architectural requirements of the Gateway Overlay District;
- That the shop condos are intended for personal, non-commercial use;
- Would not require additional lighting, and;
- Would not require off-street parking spaces typical of commercial uses.

The Gateway Overlay District requires landscape buffers (Sec. 105-4-6.) The exhibit submitted with the application includes landscape buffering around the entire perimeter of the property and will make use of existing landscape buffering along East Harbor Road, a mix of evergreen and deciduous trees, per pre-planning discussion with the applicant. A more detailed landscaping plan, including any potential berms and their heights, was not submitted with the application. The buffer yard requires five (5) buffer points per the screening requirements in the Gateway Overlay District. Based on the exhibit provided by the applicant, staff is unable to clearly determine if the proposed landscaping would fulfill buffer yard point totals. A review by Mandan Architectural Review Committee (MARC) will determine final buffer yard and landscape plan approvals at time of building permit.

Staff Review

Staff recommendation is that if approved by the Planning and Zoning Commission, the applicant provides a detailed building and landscaping plan prior to City Commission review. City staff have been made aware of drainage issues on the property affecting neighbors. The property is also located within the 100-year floodplain. Staff requested a detailed drainage plan prior to final approval by City Commission. Staff also recommended the applicant work with neighbors to the north of the property to jointly address drainage issues in the area, in particular, there is a low spot to the north.

Access: Access to the proposed site would continue to be from 29th Street SE and would include rerouting the portion of that street which runs through the property and provides access east to the Broken Oar Bar.

Utilities and Easements

The Mandan Park District is requesting an easement through the property to the existing trail on the east side of the property be formalized.

Adjacent Zoning, Land Use, and Future Land Use

Surrounding zoning is CC - Commercial/Light Industrial Transition to the east, RM Residential Multi-family Dwellings to the west, ROW for Bismarck Expressway to the north and open water to the south. The property lies within the 100-year floodplain. The future land use plan designates this area as Commercial zoning.

Additional Information & Public Outreach

This item was published in the Mandan News as required. An application and fee was received on January 23, 2026. Eighty-one letters (81) were sent to adjacent property owners. Several nearby land owners have submitted emails and comments and questions, which were provided in the packet.

Findings of Fact

Will the proposed use be designed, constructed, operated, and maintained so as to be compatible in appearance with the existing or intended character of the neighborhood? Staff have concerns regarding whether the landscaping plan fulfills the buffer requirements in the Gateway overlay district.

Will the proposed use involve activities, processes, materials, equipment, or conditions of operation that will be incompatible with the neighborhood due to the production of traffic, noise, smoke, fumes, glare, or odors? No. The units are intended for storage/personal use.

Will the hours of operation of the proposed use be different than the adjacent uses? Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? No. Use will be non-commercial in nature and will not have business hours.

Will the proposed use require exterior lighting of a type and intensity greater than the adjacent uses? No.

Will the site of the proposed use have sufficient area to provide the parking required for the use? Yes.

Will the proposed use require adjustments to the normal lot size, height, and setback requirements of the district. No.

City Staff recommended approval of this request contingent on the applicant providing detailed landscaping and stormwater drainage plans to the city prior to the final approval by City Commission.

Chair Robinson requested additional information regarding the drainage issue. Mr. Wiosna stated that the properties immediately to the north have a low-lying area at Pintail Loop. The concern was that the drainage issue does not get worse. It has not been determined if there is proper drainage due to lack of information, Commissioner Renner commented that the drainage issue would be their responsibility.

Where does it run off? Does it run off into Marina Bay? Does it run along the right of way of the interstate and run off into the river there? Mr. Wiosna stated that it is unclear at this time how the existing drainage works and that's why a more detailed drainage plan will be required. At this point, he said his review is more for use of the property than that of drainage which could be regulated during the issuance of building permits. Commissioner Hammond stated that it says that the Park District is requesting an easement. Is that something that should be addressed in the motion? Mr. Wiosna stated that yes, it should be a part of the motion. Commissioner McLean commented that he believes the water according to the lot owners is in between the ramp to Expressway and that would be west of the walking path. It's like a holding pond when there are heavy rains that affects about 4-5 lots right before McKenzie Drive and then to the east. Mr. Wiosna agreed that is the area, along Pintail Drive that were identified as the low spot. Commissioner Mudder stated there is a business there (Broken Oar) and inquired if that business has said anything about having a problem? Mr. Wiosna stated that from the information that has been provided, the road that goes in there now would be maintained and its course would be changed slightly. Commissioner Huber requested an aerial view of the property being discussed. Mr. Wiosna stated that there are issues with the electronic versions so the paper views are the only ones available at this time.

Chair Robinson inquired if there were any comments or questions.

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.

Landon Niemiller, an engineer with Swenson Hagen came forward to speak on behalf of Marina Bay LLP and stated they are looking for a special use approval for multi-use shops. These shops are intended for storage and personal use for the Buyers or Lessees of the space for boat and truck storage, etc. Running a commercial business out of these units will not be allowed which will be part of the covenants. As mentioned, the existing road is a gravel driveway that leads to the Broken Oar that will need to be improved with asphalt or concrete. There is no current easement for that road and there does not seem to be an agreement between the two entities so that will be updated to assure access and sewer utilities because there is a sewer line that runs through there. The storm water management plan will be ready for the City Commission's review. Whatever storm water runoff plan that exists now must be in place after construction so if ponds are required on any parcel that can hold that water before it is detained or before it is released into either the bay or wherever it's going now, that will be adhered to. He offered to provide the storm water management plan for this project before moving forward. The Fire Department has been contacted to review the plan. The parking will be minimal and limited to parallel parking and in front of the structure. An Association will be created to manage snow removal, maintenance of the sewer and water and development of green space. This property is in the Gateway Overlay District so there is landscaping that will be installed. Commissioner Intveld inquired about the drainage and if the goal would be to improve the drainage after this site is completed? Mr. Niemiller replied that this site has a low point where the water after a rainstorm or after a spring melt, so yes, the goal is to improve Marina Bay LLP's drainage issue. They will be willing to meet with the neighbors if they wish to discuss improvements. Commissioner Renner inquired about the thirty-two (32) condominiums with thirty-four (34) parking spaces and how that will work with the residents that have slips there? Mr. Niemiller stated there will be ample space for residents to access docks. The actual dock for boats is further away from

this project. Commissioner McLean inquired of the area where they are proposing to build the buildings, is it a same-sized lot as over by the Marina, for parking where there has always been ample parking there.

Joan Johnson (called in) stated the area being discussed is right across from her home. She said it's too bad Mandan did not pick this up as it's a destination nice river area that would have served families to use recreational use. She said she observed thirty (30) units on the map and it was referred to as thirty-two (32) units that are going to be built here. That appears to be a discrepancy. She inquired as to what exactly is a shop condo? Regarding a multi-use building at Sec. 150-1-5, it says that traditional mixed use residential, commercial, combined multi-use shops shall not be permitted. The declaration of either commercial or accessory to residential shall apply to all units. She inquired what are these units going to be? Is it going to be a place you come to get something repaired or will it be a hang-out place for people, if the units are not going to house a commercial business? Mr. Niemiller clarified that the shop condos have not clearly been defined as to what they will be used for. Effectively they are a high-end storage unit, something between a warehouse and a strip mall. They are storage units that are nicer looking buildings that are heated and will have sewer and water. There will be no businesses allowed in order to keep traffic at a minimum. They are zoned heavy commercial light industrial and one of the oddities is that a special use permit is required of a shop condo but not required if it were to be a warehouse or storage units. The MARC will have to approve this project. Ms. Johnson argued that complimentary architecture that these units will not look like homes with some of them being 55 feet long. She voiced concern that there will be traffic coming and going 24-7 and if they are a shop type of facility, will they be dumping oil into the sewer? Mr. Niemiller stated that the building height is expected to be at 16 ft. These are not intended for businesses. These are intended for personal storage and personal use and the area is zoned for this. As shop condos they will have a better finish on them in comparison to a warehouse or storage unit. Ms. Johnson voiced concern about being able to provide input about the landscape plan. She inquired about the area on the north and the berm located where her property ends and the asphalt road starts. She stated that over the last 30 years she has taken care of that property rather than it being cared for by the property owner. Is that property abandoned and if not, who is the property owner? Chair Robinson replied that he cannot speak to that specific question or provide an answer as to who owns that property. City Attorney Oster will be contacted to provide information that Ms. Johnson is seeking. Ms. Johnson requested an updated map of how many units will be placed there due to a discrepancy of one place it states thirty (30) units and another place it states thirty-two (32) units. Mr. Niemiller clarified that there will be thirty (30) units. Commissioner Intveld inquired if Mr. Niemiller will be creating an HOA Association and Covenants for this project? Mr. Niemiller confirmed that will be done and it will state that this project is not for business use.

Tory Otto came forward representing his mother, Ginger Otto, who owns a property directly to the north of this project. He said he worked for Toman Engineering @ 6-7 years ago attempting to develop this property for Moritz. One of the concerns and the responsibility of the developer was to ensure that all the storm water that comes from the YMCA all the way to this lot would have to be dealt with in some fashion. That is the primary concern for Ginger Otto's lot to the north of this project. Ginger Otto spoke with the builder and one of the main questions was bringing the lot up to establish a positive drainage area going from the north to the south. The builder did say that they do not intend to bring in fill at this time. At the existing road levels the lot to the north is approximately 2 to 4 feet lower than the road today. He stated that he has not seen a topography plan or the lot line if they are going to lower or raise the road. The primary concern would be that there is a lot of fill to bring to the north side of the lot. If you look at the north plan the building goes directly up against the lot line. He believes those buildings

would be somewhere between 4 and 6 feet. He would protest before signing off on this project and not approve of this project, until that drainage would be positive wherein it would be going from the north to the south. With all those driveways and roof tops there, they would not be able to go to the back of that.

Regarding the legality of water ponding up, there are (two) major concerns: Is this going to get more water according to the existing grade today? Or will there be a massive retaining wall? What will it look like without a retaining wall, if it has good steps from the back of that building in the low level of Ginger Otto's lot? Will this road be private or does it become a city street? If so, would there be oversight by the city? Mr. Otto agreed with Joan Johnson stating that his parents have been maintaining the front corner of that area since 2001 noting that lot has changed hands a few times over the last ten years. The major concerns are the topography and the north side drainage problem before this is approved. He requested seeing the landscaping plan and grading process before the project begins.

Chair Robinson inquired if this land is in the flood plain? Mr. Wiosna replied that yes, it is in the 100-year flood plain. Chair Robinson inquired if there is any intention to address that? Mr. Niemiller stated that the intention of the flood plain would be addressed for insurance purposes under the Mandan ordinances. He said they need to bring that finished floor plan up while looking at the use. The storm water management plan will be part of that before going to the City Commission. That will be needed within the recommendation. If this passes tonight, the plan will be to look closer at landscaping details and if there will be a retaining wall and how much fill will be brought to this site. Chair Robinson inquired if it can drain into the bay? Mr. Niemiller stated that a portion can be drained towards the bay and a portion towards the ditch. Chair Robinson reported that he sits on another Board that works a lot with the Corp – will they allow you to drain that stormwater into the bay without some type of application? Mr. Niemiller stated that the drain currently goes towards the bay however there will need to be further discussion with the Corp.

Chad Knutson who resides on 29th Street came forward and requested clarification if they are shop condos and they will have sewer and water at every unit? He commented that it appears there will be no businesses allowed but they can be residences? Are we getting another thirty (30), or more, people moving into and living in this area? Building Official Singer stated that the City of Mandan has an ordinance against any shop condo residential living use, so there is no livability. He stated that line gets blurred because of a bathroom, but that's not a definition of a house. They are for personal use if you need to use the restroom. He clarified that none of these units will ever have a residential livability to them.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson provided a final invitation for anyone in the room or online to come forward to speak for or against the request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commissioner Mudder inquired if this road will be a public road or a private road? Mr. Wiosna stated it was his understanding that it will be a public road. Mr. Niemiller stated that as of today it is a private road, private driveway serving the Broken Oar. It will remain a private road which will require private maintenance but it would be open for the public to use to get to the Broken Oar.

Commissioner Huber inquired about the term Shop Condo. Is it the developers plan to sell these to individual owners or retain ownership and rent these units out? Mr. Niemiller stated that the goal is to sell the units however not everyone wants to buy the unit so there will be some for leasing with intent to sell, and they will all become members of the HOA that's being maintained. Director Huber requested further information as to the use of these units. Mr. Niemiller stated the primary use would be storage for those people interested in having a storage unit for a boat, trailer, RV, truck or whatever they plan to store there. It is also for personal use and that is probably confusing to many wherein that could include a place to do one's hobby or work on whatever needs to be worked on. It is not for commercial use so the tenants will not be selling products out of here. There will not be any retail storefronts or anything like that. Commissioner Huber commented that problems could arise if there is no master landlord, and you have an HOA controlling this, but otherwise it seems there is a potential that people might operate this as one of those and try to reside in one of the units. To say that parking is for personal use and that you don't need extra parking, that could become problematic for the area as well. Mr. Niemiller agreed there are issues within the city as to what becomes storage and what is deemed personal use and then it becomes a commercial use, The MARC and this Commission have tightened that up with the last few projects that have come before them and that's why it's important to declare what the uses are up front so the city will have some power to state what the intentions were laid out during the approval process.

Commissioner McLean inquired of Mr. Wiosna, about an easement being included within the motion, what language should be inserted in that motion? Mr. Wiosna stated that it would state there would be an easement for the use of the Park District to connect to the trail. That would be inserted right after stormwater drainage plan to the city.

Commissioner Gardner commented about the filling in of the lots behind the property. Mr. Otto is expecting or anticipating that the developer, in an ideal world, that he will put filler in the place where there are concerns with the property being too low, so that the water could drain towards the road in order to solve the problem with the water. Mr. Otto confirmed that is what they are protesting for. The primary concern is that it will have the proper drainage from the water coming from the YMCA and to ensure it is built correctly the first time for the long term, and that will benefit the whole neighborhood.

Chair Robinson inquired since the developer has the responsibility to bring it up to grade under flood standards, they are in charge of providing direction, correct? Mr. Otto replied that is correct. There is a provision that a building has to be so far above the road. If this is a public street that pushes it up even higher. The more fill that goes in on the north lot with the north buildings, will lower his parent's yard to the back. Then the question comes up, is it a retaining wall issue? Does it become grading more dirt into his parent's lot to be able to grade out nice and usable and maintainable?

Commissioner Gardner raised concern about the livability part and inquired how can you build a shop condo with a bathroom? That will always be a risk. He inquired what the city could do to enforce an issue if someone decides to live in a unit? Building Official Singer stated that one of the things the city looks at is the zoning use. There are different sections to the livability standard at this time the city does not have that and the enforcement of it, there will be more coming for the more recent projects. One of

the teeth, per se, is this special use permit that is required to continue with uses is to define those uses.

When the building permit is approved along with the HOA documents that are brought alongside the rules of what is or is not allowed. Commissioner Gardner inquired of the assessment part of the project, was that a heavy lift for the developer to grant that or was it fairly simple? Mr. Niemiller explained that the easement for the Park District is a non-factor. The trail is in the ditch and there is no intent to block that trail which is basically an area that is of sidewalk width. Commissioner Intveld inquired about the intent of leases that may be involved or will it be a developer-based HOA upfront? Mr. Niemiller explained that the units will be developer based or there would be no units to sell unless they pre-sales, but even initially would have to be that once a majority of the units are sold that it would be turned over to the HOA to manage. Commissioner McLean commented that the HOA documents are important because that's the proper way to get some teeth in there. Then you have to have an HOA to enforce said documents wherein with these types of projects the developer will take ownership of the HOA until it gets over 50% sold. They will create the HOA and there will be HOA documents and covenants, etc. Building Singer is correct that these are very important documents that will help with enforcement. Commissioner Lang commented that this is a unique project since it sits right across the street from homeowners who have no rights to enforce those HOA documents and that it will affect the resale of homes in that neighborhood. Tory Otto stated that he built a 10-unit housing complex with a private road. He paid for the HOA, got it established, handed it off and they walked away from the HOA. The only thing it impacted was their resale value having a non-operating HOA. They did not create the Board, they didn't pay their taxes. He would highly recommend this Board to challenge themselves to come up with what the city could do. How would the city manage that kind of a scenario? That is a responsibility of Planning and Zoning and permitting so, as a city, what would you do? Commissioner Gardner stated he does not believe this Commission can just condemn every shop condo because there is a bathroom in it and it could potentially be livable. This area is zoned commercial. Commissioner Mudder inquired of Chair Robinson how complicated is this storm drainage problem is and are there problems anticipated in the future? Chair Robinson commented that the drainage could be straight-lined to the bay without a lot of regulatory interaction. If the developer is bringing the area up to grade and in charge of the dirt and moving it around and creating a new lay of the land, it should not be very difficult. Regarding the other side of the road, worst case scenario, would one have to drop a culvert? That may be the only option.

Chair Robinson inquired if there were any comments or questions, if not is there a motion.

Commission Action

Commissioner McLean moved to recommend approval of a request for a special use permit for multi-use shops for Lot 35, Block 1, Marina Bay Addition contingent on the requirements that the applicant provide detailed landscaping and storm water drainage plan and a recreation easement for Park District for a walking path to the city prior to final approval by City Commission. Commissioner Gardner seconded the motion.

Commissioner Huber expressed concern about the proximity of this project to single family residential and inconsistency in land uses. We have a property that's zoned commercial but then we are told that the shop condos will be for personal use. She said that does not strike her as something that is benefiting the surrounding neighborhood which could have a detrimental effect on that surrounding property.

Commissioner Mudder inquired of Commissioner Huber if during her prior employment with the city of

Mandan if she had seen any other plans on that piece of property for commercial use? Commissioner Huber replied that she has never seen any plans for this particular property but if there is interest in developing this project, it seems there could be other avenues to be considered.

Chair Robinson inquired if there were any other comments. *Hearing none, he called for a roll call vote: Horn: Yes; Huber: No; Lang: No; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes, Smith: Yes; Hammond: Yes; Gardner: Yes; Renner: Yes; Chair Robinson: Yes. The motion passed.*

3. *Consider a request for a preliminary plat to be named Eighteen Eighty Four Addition.* David Wiosna, Interstate Engineering, presented in the absence of Rachel LaQua, Interim Planner.

STATEMENT/PURPOSE

To consider a request from Kahl Family Trust for a preliminary plat to be named Eighteen Eighty-Four Addition.

BACKGROUND/ALTERNATIVES:

Preliminary Plat Details

The applicant met with city staff at a pre-planning meeting on February 5, 2026. Staff discussed some concerns regarding master planning of this property in light of the recent Kahl Addition final plat which was approved at the October 7, 2025 meeting of City Commission. The master plan, as part of the Kahl Addition final plat, was approved by City Commission at the August 19, 2025 meeting.

This is the preliminary plat for the Eighteen Eighty-Four Addition, located in the SE1/4 of Section 32, T139N R81W, 5th PM, Morton County, ND, within the ETJ. This portion of the SE ¼ of Section 32 has been previously partially platted as Lot “A”, and has six (6) existing lots, Lot 1, Block 1, Kahl Irely Addition, Lot 2, Block 1, Kahl Irely Addition, Lot 1 of Lot “A”, Lot 2 of Lot “A”, Lot 3 of Lot “A”, and the remainder of Lot “A”. The applicant proposes to replat Lot 1, Lot 2, and Lot 3 of Lot “A” and replat Lots 1 & 2, Block 1, of the Kahl-Irely Addition.

Total Area: 15.3 acres to be platted into Lot 1 (2.0 acres), Lot 2 (1.5 acres), Lot 3 (2.41 acres), and Lot 4 (2.74 acres) of Block 1 and Lot 1 (1.05 acres), Lot 2 (2.17 acres), and Lot 3 (1.04 acres) of Block 2. Four (4) lots within Block 1 and three (3) lots within Block 2. Lot 2 of Block 2 has a 147’ “panhandle” connecting that lot to 22 ½ Avenue. Lot 3 of Block 2 is a non-conforming remnant. Lot 3 of Block 1 has access to Kahl Street via a long corridor, which is currently part of an access easement in the Kahl-Irely Addition, however this access is not shown on the preliminary plat.

Access: Access to the lots is via 22 ½ Avenue and a proposed 66’ wide access easement running east across Lot “A” from existing 22 ½ Avenue (labeled “Kahl Street” in the exhibit). 22 ½ Avenue is a public road, although access easements were granted to existing Lot 2 of Lot “A” in 1994 despite prior prescription. A portion of 22 ½ Avenue was platted with 80’ right-of-way, which is proposed to reduce to 66’.

Adjacent Zoning, Land Use, and Future Land Use

Adjacent Zoning: North/South/East/West – Agricultural

The future land use plan designates this area as public land, and is shown outside the 2030 growth

boundary. The very low-density residential nature of the development should be in line with this.

Additional Information and Public Outreach

This item was published in the Mandan News as required. An application and fee were received on January 14, 2026. Four (4) notice letters were sent to adjacent property owners.

Staff Comments and Updates needed:

- The preliminary plat appears to protect access to existing and proposed lots.
- Staff requests that the owner and applicant develop an updated master plan prior to submission of a final plat.
- Lot 3 of Block 2 is an odd configuration and may not be able to be developed.
- The preliminary plat does not show the existing access easement to the existing Lot 2 of Kahl-Irey Addition, which should be maintained and shown on the final plat.

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 for projects identified in City masterplans;
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.
5. 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;
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.

RECOMMENDATION

City Staff recommended approval of the Eighteen Eighty-Four Addition Preliminary Plat, contingent on an updated master plan.

Chair Robinson inquired if there were any comments or questions.

Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a preliminary plat to be named Eighteen Eighty-Four Addition.

Chair Robinson inquired if there were any comments or questions.

Chair Robinson provided a second and final invitation to come forward to speak for or against the request for a preliminary plat to be named Eighteen Eighty-Four Addition.

Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

Commission Action

Chair Robinson inquired if there were any comments or questions.

Commissioner Renner commented that this plan is much better than what it previously was and it appears to be more user friendly.

Commissioner Renner moved to recommend approval of the request for a preliminary plat to be named Eighteen Eighty-Four Addition contingent on an updated master plan. Commissioner Huber seconded the motion.

Chair Robinson called for a roll call vote: Horn: Yes; Huber: Yes; Lang: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes, Smith: Yes; Hammond: Yes; Gardner: Yes; Renner: Yes; Chair Robinson: Yes. The motion passed.

- D. OTHER BUSINESS Building Official Singer extended a thank you to the Commissioners who attended the special working session recently held at the library. Dave Wiosna and Rachel LaQua were both present. There was a lot of good discussion and input from the public. The new Zoning Ordinances should be ready for review within the next couple months.
- E. ADJOURN *There being no further business to discuss or come before the Board, a motion was made by Commissioner McLean and seconded by Commissioner Intveld to adjourn the meeting. Upon vote, the motion passed unanimously. The meeting adjourned at 6:54 p.m.*



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: April 27, 2026
PREPARATION DATE: April 17, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a front setback variance for Lot 6, Block 1, Nicola 2nd Addition

STATEMENT/PURPOSE:

Consider a front setback variance for Lot 6, Block 1, Nicola 2nd Addition

BACKGROUND/ALTERNATIVES:

Requested Variance

Craig Valnes requests consideration of a building setback variance to the City Code of Ordinances related to front and rear yard building setbacks in the LSMHS - Trailer Park Subdivision Zoning District. The property is located at 1100 11th St SE on Lot 6, Block 1, Nicola Second Addition.

Adjacent Properties Zoning, Land Use and Future Land Use

The property to the west and south is zoned LSMHS - Trailer Park Subdivision, to the east and north is R7 - Single Family Residential. The future land use plan designates this property as Medium Density Residential.

Staff Comments

The applicant wishes to install a manufactured home that is too long to fit within the stated front and rear yard setbacks. The front setback is 15 feet and the rear setback is 10 feet.

The applicant states that the proposed manufactured home would leave about 12 feet from the front and rear property lines, necessitating the variance. In addition to the overall length of the manufactured home, the rear exit of the home is located such that positioning the home as near as possible within setbacks would place the rear exit on top of existing utilities.

The purpose of the ordinance is to ensure adequate spacing between neighboring structures for the purposes of privacy, aesthetics, and fire safety.

The LSMHS district is indicated on the city's zoning map, but it is not included in current

city code. Front and rear yard setbacks for the property were developed at a time when LSMHS was included in city code. Neighboring manufactured homes also appear to conflict with setback requirements and are of similar lengths to the one proposed by the applicant.

Findings of Fact

Zoning Variance

1. The hardship is not caused by the provisions of the Zoning Ordinance.
2. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
3. The requested variance is the minimum variance that would accomplish the relief sought by the applicant.
4. The granting of the variance is in harmony with the general purposes and intent of the Zoning Ordinance.

Public Outreach and Application Details

This item was published in the Mandan News as required. An application and fee was received on March 12, 2026. Thirteen letters to adjacent property owners were sent on April 9, 2026.

ATTACHMENTS:

1. Application_Redacted
2. Borchert Authorization
3. Additional Submittals
4. Exhibit Drawing
5. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been minimal staff time into reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommend approval of the setback variance for Lot 6, Block 1, Nicola Second Addition.

SUGGESTED MOTION:

In favor: I move to approve the requested variance of the front yard setback in the Residential Mobile Home Subdivision District for Lot 6, Block 1, Nicola 2nd Addition from a minimum of 15' to a minimum of 12'.

In opposition: I move to deny the requested variance of the front yard setback in the Residential Mobile Home Subdivision District for Lot 6, Block 1, Nicola 2nd Addition from a minimum of 15' to a minimum of 12'.

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)	<input checked="" type="checkbox"/> 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)

We are asking for a variance based on the fact that our manufactured home we are moving here will not meet current city setback regulations.

Engineer/Surveyor			Property Owner or Applicant		
Name <i>N/A</i>			Name <i>Craig Valnes</i>		
Address			Address [REDACTED]		
City	State	Zip	City	State	Zip
			<i>Bismarck</i>	<i>ND</i>	<i>58503</i>
email			[REDACTED]		
Phone	Fax		Phone	Fax	
			[REDACTED]	<i>N/A</i>	

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
<input checked="" type="checkbox"/> City	<input type="checkbox"/> New	<i>LSMHS</i>	<i>N/A</i>	<i>setback variance</i>
Property Address		Legal Description		
<i>1100 11th St. SE Mandan</i>		<i>5051</i>		
Current Use		Proposed Use		
<i>Manufactured Housing</i>		<i>Lot 6, Block 1, Nicola 2nd Add.</i>		
Parcel Size	Building Footprint	Stories	Building SF	Required Parking
<i>.14</i>	<i>16' x 76'</i>	<i>single</i>	<i>1216</i>	<i>N/A</i>
Section		Township	Range	
<i>11</i>		<i>35</i>	<i>139</i>	<i>81</i>
Provided Parking				
<i>N/A</i>				

Print Name <i>Craig Valnes</i>	Signature <i>[Signature]</i>	Date <i>3-12-26</i>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ <i>400</i>	Date <i>3-12-2026</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

To the City of Mandan & All Other Relevant Parties:

I authorize Craig & Peggy Valnes to apply for a variance request for the lot located at 1110 11th St. SE Mandan, ND 58554.

Signature: Donavon Borchert PR for James Borchert estate Date: 03/12/2026
Estate of James Borchert, Donavon Borchert

State of: North Dakota

County of: Ward

On the 12th day of March, 2026, Donavon Borchert known to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged that she executed the same as a free act and deed.

[Signature]
Notary Public

BRETT MEALIO
Notary Public
State of North Dakota
My Commission Expires Sept. 7, 2027

Additional Submittals

Variance

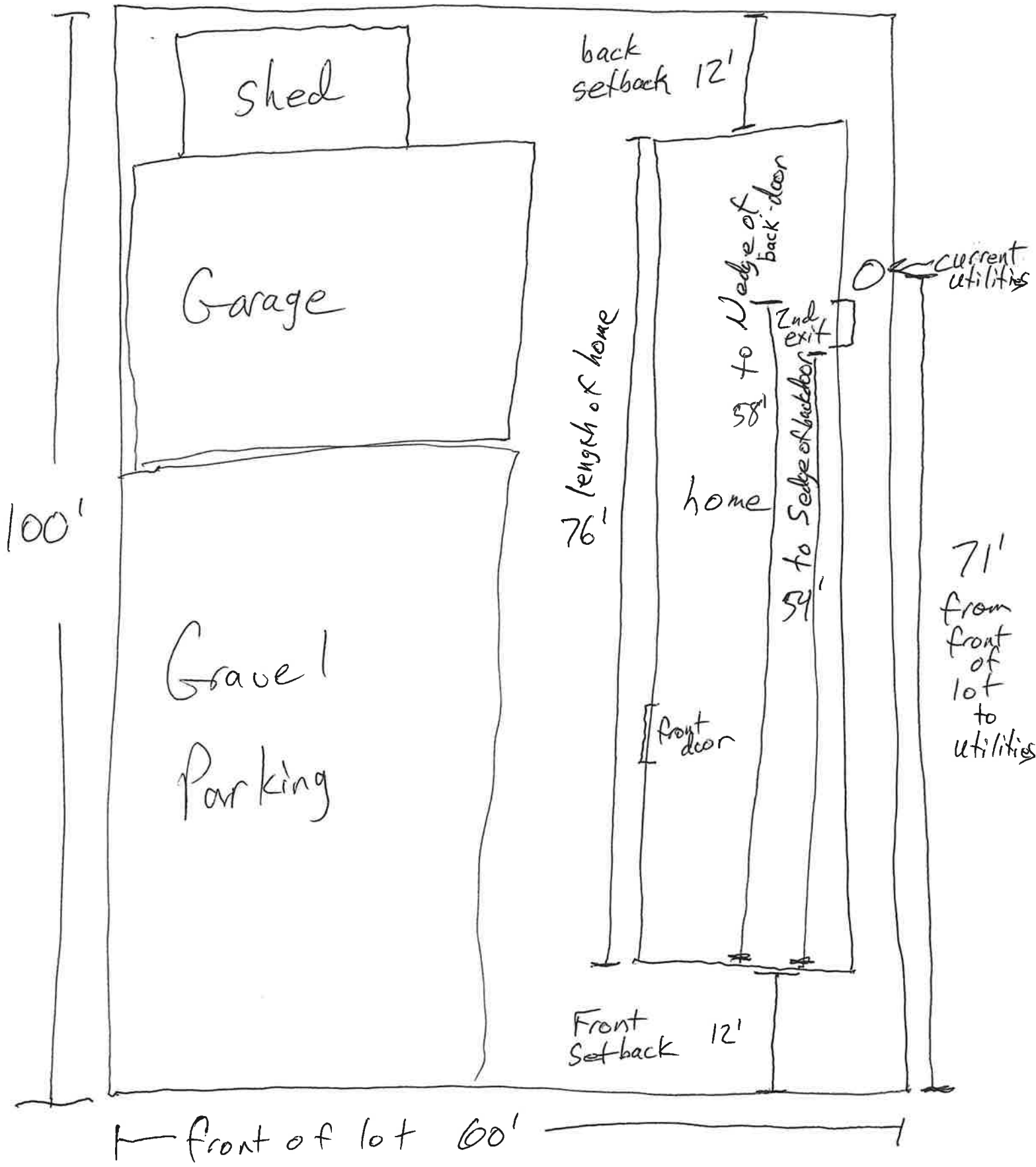
A zoning variance application shall include a detailed statement with the following information:

1. The circumstances or conditions applying to the land or buildings for which the variance is sought
Current setback regulations require ^{at least} 15' in front of the home & 10' behind the home but our home we want to move is 76' long & will not meet this. Also the current placement of utilities on the lot would affect the secondary exit to our home.
2. How the applicant is deprived of a reasonable use of said land or building;
Without the variance, we will not be able to use our home on this lot.
3. How the grant of a variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
The placement of our home would not affect any of our neighbors.
4. The minimum variance that will accomplish the relief sought.
We ask for a variance to go 3' into the current front yard setback requirements which is 15' bringing our front yard setback to 12'.

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.

N
W+E
S

Back of lot





Zoning and Future Land Use Reference Map

Nicola 2nd Addition

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
- Proposed Site

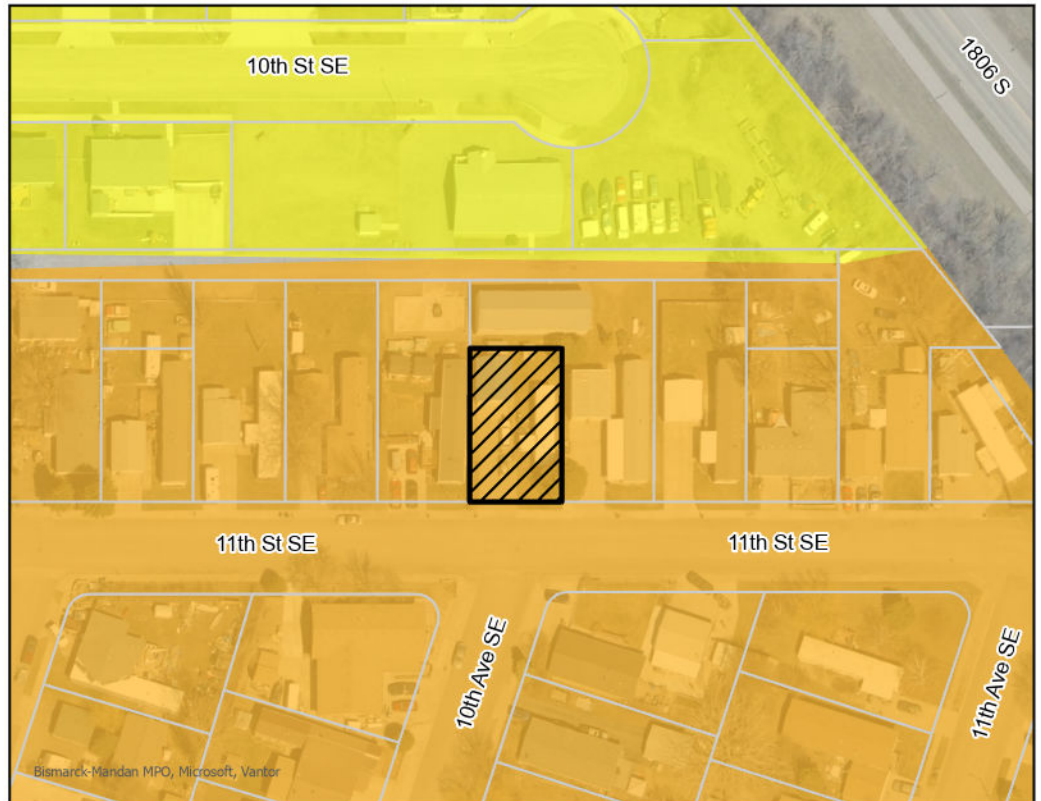
Zoning



Future Land Use Plan

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
- Proposed Site



N





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: April 27, 2026
PREPARATION DATE: April 17, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a final plat for Eighteen Eighty Four Addition

STATEMENT/PURPOSE:

Consider a final plat for Eighteen Eighty Four Addition

BACKGROUND/ALTERNATIVES:

Requested Final Plat

Background

The preliminary plat was conditionally approved at the February 23, 2026 meeting of City Commission.

This is the final plat for the 1884 Addition, located in the SE1/4 of Section 32, T139N R81W, 5th PM, Morton County, ND, within the ETJ. This portion of the SE ¼ of Section 32 has been previously partially platted as Lot “A”, and has six existing lots, Lot 1, Block 1, Kahl Ireys Addition, Lot 2, Block 1, Kahl Ireys Addition, Lot 1 of Lot “A”, Lot 2 of Lot “A”, Lot 3 of Lot “A”, and the remainder of Lot “A”. The applicant proposes to replat Lot 1, Lot 2, and Lot 3 of Lot “A” and replat Lots 1 & 2, Block 1, of the Kahl-Ireys Addition.

Final Plat Details

Total Area: 15.3 acres to be platted into Lot 1 (2.0 acres), Lot 2 (2.04 acres), Lot 3 (1.88 acres), and Lot 4 (2.74 acres) of Block 1 and Lot 1 (1.05 acres), Lot 2 (2.17 acres), and Lot 3 (1.04 acres) of Block 2.

Configuration

Four lots within Block 1 and three lots within Block 2. Lot 2 of Block 2 has a 293’ “panhandle” connecting that lot to 22 ½ Avenue. Lot 3 of Block 2 is a non-conforming

remnant.

Access

Access to the lots is via 22 ½ Avenue and a proposed 40' wide access easement running southeast across the proposed Lot 2, Block 1 from the proposed Kahl Street in the exhibit. 22 ½ Avenue is a public road, although access easements were granted to existing Lot 2 of Lot "A" in 1994 despite prior prescription. A portion of 22 ½ Avenue was platted with 80' right-of-way, which is proposed to reduce to 66'.

Zone Change Request

- No zone change request is being made at this time.

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent Zoning: North/South/East/West – Agricultural. The future land use plan designates this area as public land, and is shown outside the 2030 growth boundary. The very low density residential nature of the development should be in line with this.

Staff Comments

- The final plat appears to protect access to existing and proposed lots.
- The final plat application includes an updated master plan which provides for orderly development and maintains access for future development.
- Lot 3 of Block 2 is a nonconforming remnant and may not be able to be developed.

Findings of Fact

1. All technical requirements for consideration of a final 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 for projects identified in City masterplans;
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.
 5. 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;
 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.

Public Outreach and Application Details

This item was published in the Mandan News as required. An application and fee were received on March 20, 2026. Four letters were sent to adjacent property owners on April 9, 2026.

ATTACHMENTS:

1. Final Plat Application_Redacted
2. Eighteen Eighty Four Add. updated 4-15-26
3. Masterplan
4. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been moderate staff time into reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommends approval of the 1884 Addition Final Plat.

Planning & Zoning Commission

Agenda Documentation

April 27, 2026

Subject: Consider a final plat for Eighteen Eighty Four Addition

Page 4 of 4

SUGGESTED MOTION:

I move to approve the final plat for Eighteen Eighty Four Addition.

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

Engineer/Surveyor			Property Owner or Applicant		
Name Sauber Engineering			Name Kahl Family Trust		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	<input checked="" type="checkbox"/> ETA	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	Agriculture	Agriculture	Eighteen Eighty-Four Subdivision	
Property Address				Legal Description			
N/A				Portion of Lot A of the SE 1/4			
Current Use							
Agriculture							
Proposed Use							
Residential				Section 32	Township 139	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
15.3 Ac.							

Print Name CHAD KAHL	Signature 	Date 3/20/2024
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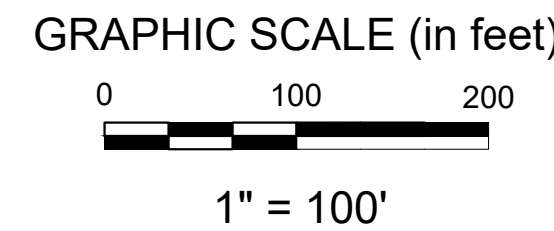
Office Use Only			
Date Received:	Initials: YM	Fees Paid: \$450	Date: 3-20-2024
Notice in paper		Mailed to neighbors	P&Z meeting
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

EIGHTEEN EIGHTY FOUR ADDITION

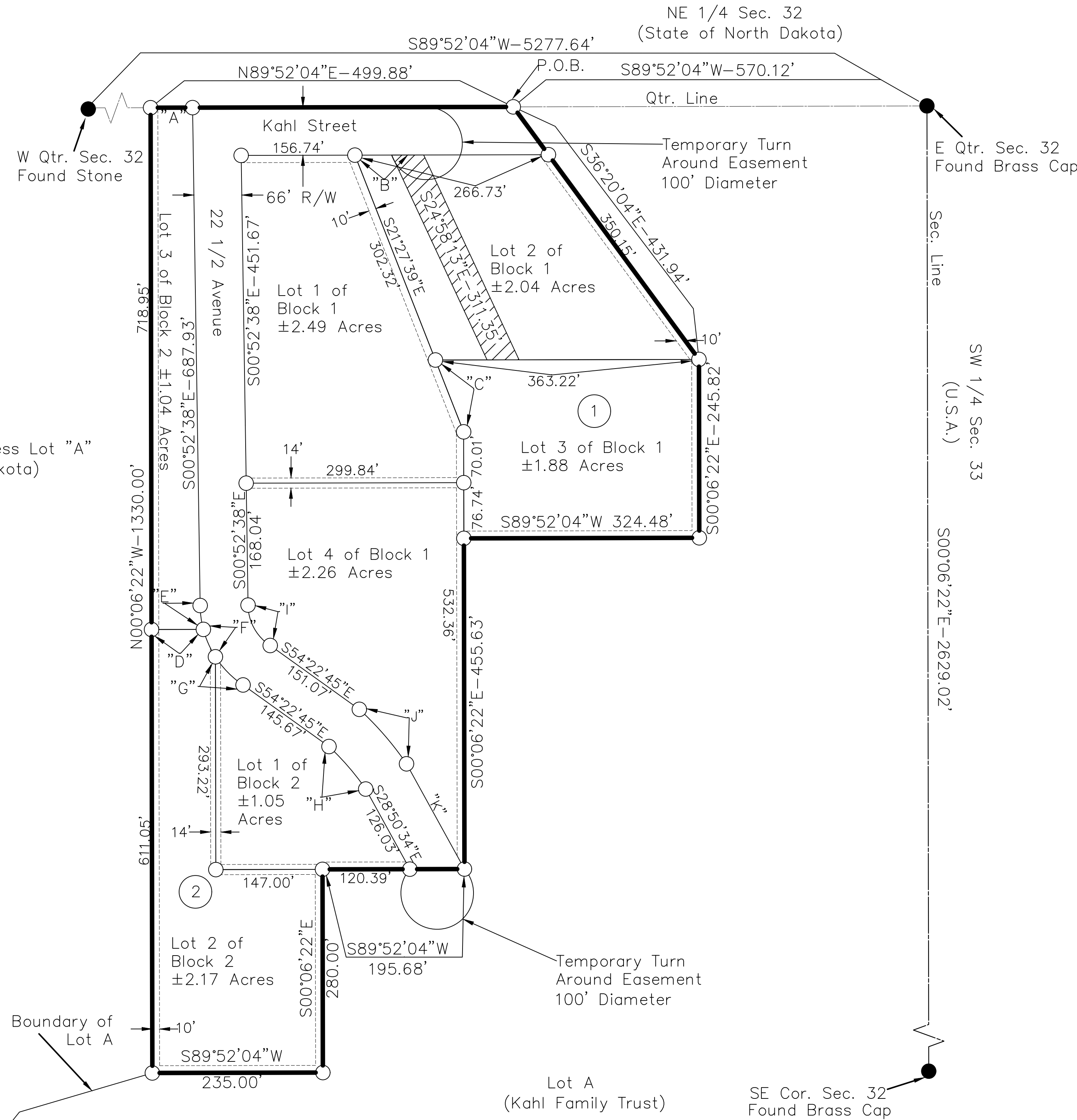
A PORTION OF LOT "A"; A REPLAT OF LOT 1, LOT 2, and LOT 3 OF LOT "A";
AND A REPLAT OF THE KAHL IREY ADDITION; ALL LOCATED IN THE SE 1/4 OF SECTION 32
TOWNSHIP 139 NORTH, RANGE 81 WEST, 5th PRINCIPAL MERIDIAN
CITY OF MANDAN, EXTRATERRITORIAL JURISDICTION
MORTON COUNTY, NORTH DAKOTA



- LEGEND -**
- Monument Found ●
 - Monument Set w/BPC (LS-8427) ○
 - Qtr. Section Line _____
 - Section Line _____
 - Utility Easement - - - - -
 - 40' Access Easement



SE 1/4 Sec. 32, Less Lot "A"
(State of North Dakota)



NOTES -

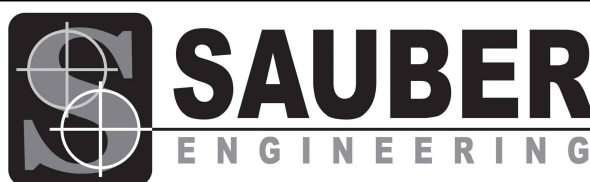
Bearings & distances shown represent the locations of monuments found/set during this survey and may vary from the bearings & distances recorded from previous surveys.

Basis of Bearing: North Dakota State Plane Coordinate System, South Zone - NAD83

The Distances Reported are in Reference to the International Foot Definition and are in Ground Per NDDOT Combination Factor for Morton County (1/CF = 1.0001515230)

Interior Bearings Unless Annotated:
North/South Lines - N00°06'22"W
East/West Lines - S89°52'04"W

Field Survey Conducted on
-05/08/2025
-05/21/2025
Plat Drafted on 2/10/2026



2401 46th Ave. SE, Suite 110
PO Box 399
Mandan, ND 58554

TABLE				
POINT	BEARING	DISTANCE	DELTA	RADIUS
"A"	N89°52'04"E	57.86'		
"B"	N89°52'04"E	72.75'		
"C"	S21°27'39"E	106.36'		
"D"	N89°52'04"E	71.46'		
"E"		33.28'	14°20'13"	133.00'
"F"		41.42'	17°50'37"	133.00'
"G"		54.77'	23°35'41"	133.00'
"H"		77.55'	12°06'25"	367.00'
"I"		66.12'	56°32'36"	67.00'
"J"		99.56'	13°10'27"	433.00'
"K"	S28°50'34"E	165.48'		

DESCRIPTION OF PROPERTY:

A portion of Lot "A"; a replat of Lot 1, Lot 2, and Lot 3 of Lot "A"; and a replat of the Kahl Irey Addition; all located in the SE 1/4 of Section 32, Township 139 North, Range 81 West, 5th Principal Meridian, City of Mandan, Extraterritorial Jurisdiction, Morton County, North Dakota.

Commencing at the East Quarter Section Corner Brass Cap, thence S 89 Deg. 52 Min. 04 Sec. W along the latitudinal centerline of said section a distance of 570.12 feet to the Point of Beginning (P.O.B.), thence S 36 Deg. 20 Min 04 Sec. E a distance of 431.94 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 245.82 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 324.48 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 455.63 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 195.68 feet, thence S 00 Deg. 06 Min. 22 Sec. E a distance of 280.00 feet, thence S 89 Deg. 52 Min. 04 Sec. W a distance of 235.00 feet to the westerly boundary of Lot "A", thence N 00 Deg. 06 Min. 22 Sec. W along the westerly boundary of Lot "A", a distance of 1330.00 feet to a point on the latitudinal centerline of said section and being the Northwest corner of Lot "A", thence N 89 Deg. 52 Min. 04 Sec. E along the latitudinal centerline of said section a distance of 499.58 feet to the Point of Beginning.

The described tract contains 15.30 acres, more or less, and are subject to any prior easements and reservations.

DESCRIPTION OF ACCESS EASEMENT:

A 40 foot wide strip of land lying 20 feet on each side of the following described centerline:

Commencing at the Northwest corner of Lot 2 of Block 1, thence N 89 deg. 52 Min. 04 Sec. E a distance of 72.75 feet to the beginning of said strip, thence S 24 Deg. 58 Min. 13 Sec E a distance of 311.35 to a point on the North line of Lot 3 of Block 1 and the end of the strip.

The sidelines thereof are elongated or shortened to conform to the Grantors Property Lines.

The described tract contains 0.29 acres, more or less, and are subject to any prior easements and reservations.

SURVEYORS CERTIFICATION:

I hereby certify that this plat was prepared by me or under my direct supervision, that the plat is a correct representation of the survey, the monuments are placed and that I am a duly Registered Land Surveyor under the laws of the State of North Dakota.

John Sauber Jr., PE/PLS

Date _____ Reg. No. LS-8427

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, being the duly authorized representatives of the Kahl Family Trust, whose address is 2226 Sunny Road South, Mandan, North Dakota 58554, owner of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Allen Kahl _____ Larry Kahl _____ Randy Kahl _____

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2226 Sunny Road South, Mandan, North Dakota 58554, owner of Lot 1 of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Randy J. Kahl _____ Christi M. Kahl _____

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2232 Sunny Road South, Mandan, North Dakota 58554, owner of Lot 2 of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Allen L. Kahl _____ Kaaren J. Kahl _____

STATE OF NORTH DAKOTA,

County of Morton} ss

Subscribed and sworn to before me this _____ day _____, 20____

_____, Notary Public

My commission expires: _____

OWNER'S CERTIFICATE OF DEDICATION:

We, the undersigned, whose address is 2230 Sunny Road South, Mandan, North Dakota 58554, owner of Lot 3 of Lot A, being a portion of the land platted herein, do hereby voluntarily consent to the execution of said plat.

Brad Benz _____ Tessa Benz _____

STATE OF NORTH DAKOTA,

County of Morton} ss

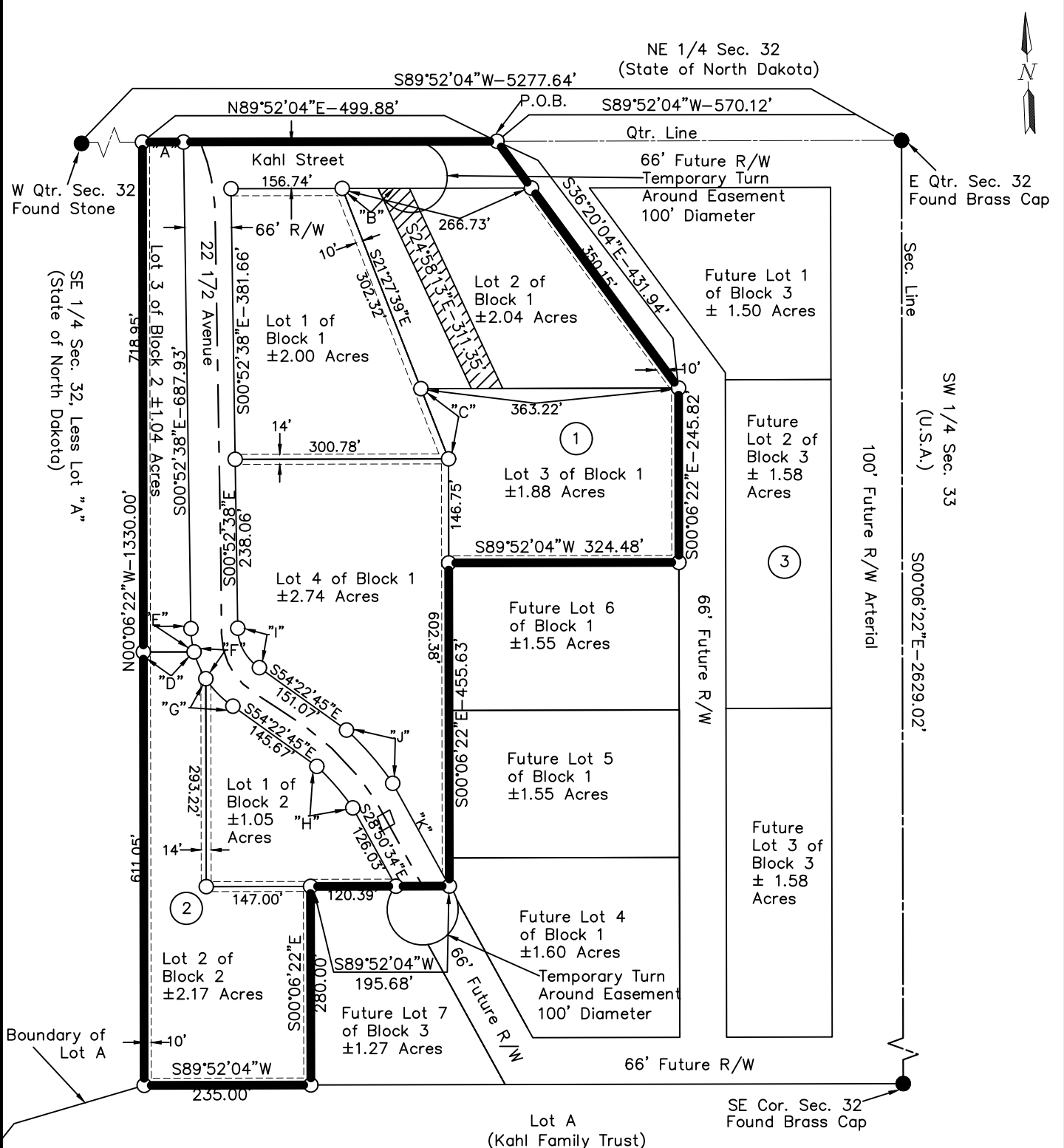
Subscribed and sworn to before me this _____ day _____, 20____

_____, Notary Public

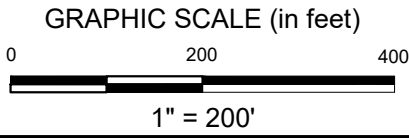
My commission expires: _____

EIGHTEEN EIGHTY-FOUR FUTURE PLAN

A PORTION OF LOT "A" OF THE SE 1/4 OF SECTION 32
 TOWNSHIP 139 NORTH, RANGE 81 WEST, 5th PRINCIPAL MERIDIAN
 MORTON COUNTY, NORTH DAKOTA



2401 46th Ave. SE, Suite 110
 PO Box 399
 Mandan, ND 58554





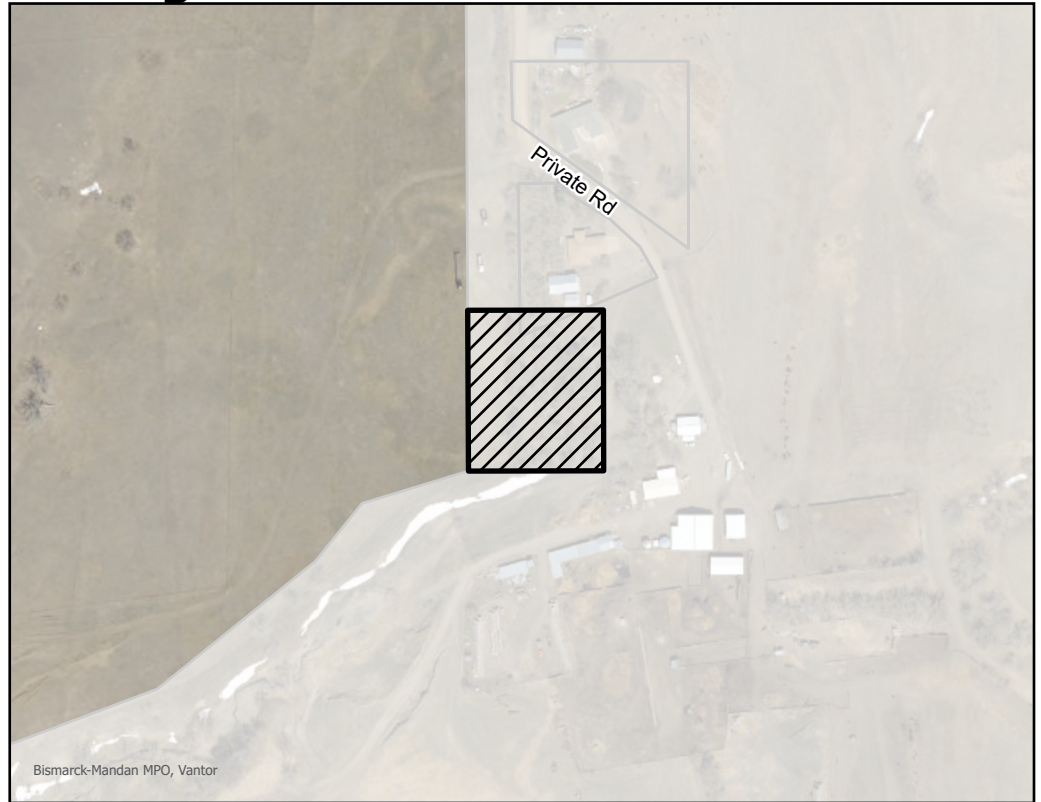
Zoning and Future Land Use Reference Map

Eighteen Eighty Four Addition

Zoning

Zoning Map Key

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

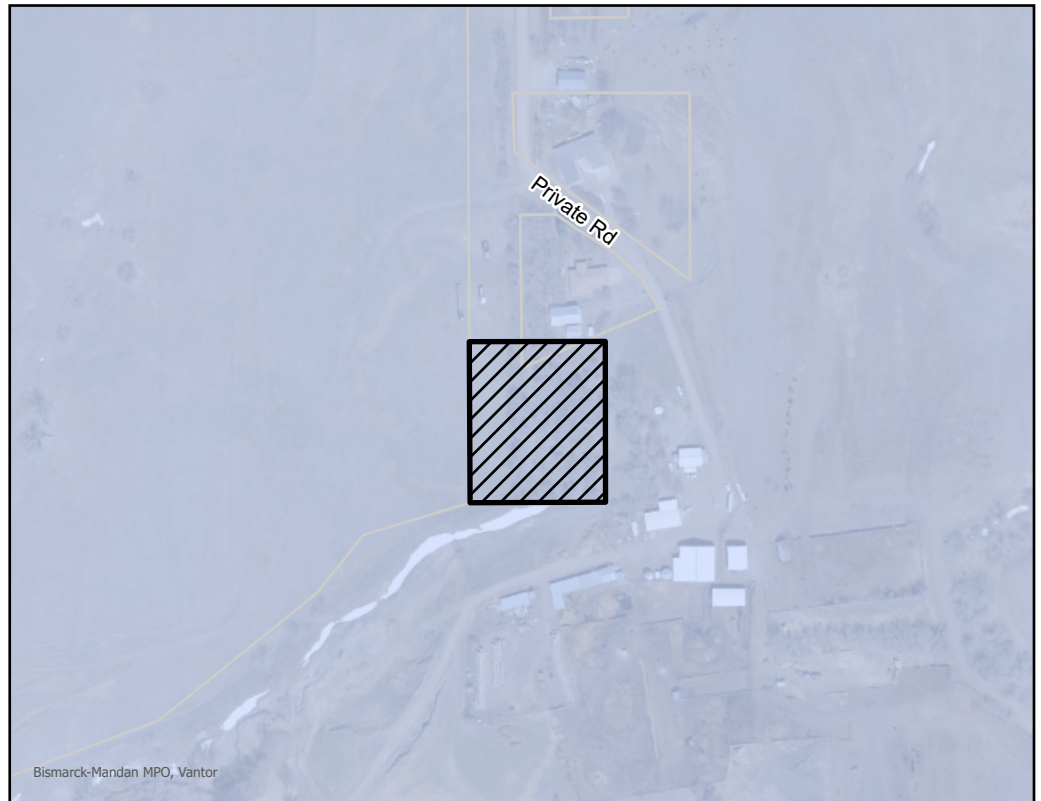


Bismarck-Mandan MPO, Vantor

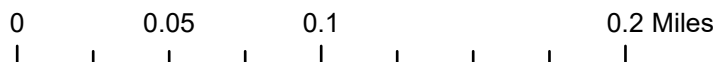
Future Land Use Plan

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 |
| Proposed Site |



Bismarck-Mandan MPO, Vantor



N





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: April 27, 2026
PREPARATION DATE: April 17, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a preliminary plat for Lakewood Commercial Park 7th Addition

STATEMENT/PURPOSE:

Consider a preliminary plat for Lakewood Commercial Park 7th Addition

BACKGROUND/ALTERNATIVES:

Requested Preliminary Plat

Background

This is the preliminary plat for the Lakewood Commercial Park 7th Addition, located in Lots 1B & 4, Block 1, Lakewood Commercial, Lots 2 & 3, Block 1, Koch’s Lakewood Villas and Lot 2, Block 1, Koch’s Lakewood Villas 2nd Addition, all located in Section 6, T138N R80W, 5th PM, Morton County, ND, within city limits. The applicant proposes to combine Lot 1B, Block 1, Lakewood Commercial and Lot 1, Block 1, Koch’s Lakewood Villas 2nd Addition and to replat the remaining lots. The applicant wishes to subdivide in order to develop vacant land and convey additional space to current landowners.

Preliminary Plat Details

Total Area: 2.9 acres (126,324 square feet) to be platted into Lot 1 (84,430 square feet), Lot 2 (5,844 square feet), Lot 3 (8,226 square feet), Lot 4 (8,227 square feet), Lot 5 (8,223 square feet), and Lot 6 (12,501 square feet), all Block 1.

Configuration

Six lots, all within Block 1. Lot 1 occupies over 60% of the plat area and contains a large low-lying area occupying the east 1/3. A 15’ utility easement runs along the backs of Lots 3, 4, 5, and 6.

Access

Access to lots 3, 4, 5, and 6 is via Nash Lane. Access to Lot 2 is via Shoal Loop SE. Lot 1 could be accessed from 40th Ave SE.

Adjacent Properties Zoning, Land Use and Future Land Use

This property and all surrounding properties are zoned CB - Commercial. The Future Land Use Plan designates this property as High Density Residential.

Staff Comments

- The preliminary plat appears to protect access to existing and proposed lots.
- Lot 1 has a large retention pond area, making that portion of the lot unlikely to be developed.

This is the preliminary plat for the Lakewood Commercial Park 7th Addition, located in Lots 1B & 4, Block 1, Lakewood Commercial, Lots 2 & 3, Block 1, Koch's Lakewood Villas and Lot 2, Block 1, Koch's Lakewood Villas 2nd Addition, all located in Section 6, T138N R80W, 5th PM, Morton County, ND, within city limits. The applicant proposes to combine Lot 1B, Block 1, Lakewood Commercial and Lot 1, Block 1, Koch's Lakewood Villas 2nd Addition and to replat the remaining lots. The applicant wishes to subdivide in order to develop vacant land and convey additional space to current landowners

Preliminary Plat Details

Total Area: 2.9 acres (126,324 square feet) to be platted into Lot 1 (84,430 square feet), Lot 2 (5,844 square feet), Lot 3 (8,226 square feet), Lot 4 (8,227 square feet), Lot 5 (8,223 square feet), and Lot 6 (12,501 square feet), all Block 1.

Configuration

Six lots, all within Block 1. Lot 1 occupies over 60% of the plat area and contains a large low-lying area occupying the east 1/3. A 15' utility easement runs along the backs of Lots 3, 4, 5, and 6.

Access

Access to lots 3, 4, 5, and 6 is via Nash Lane. Access to Lot 2 is via Shoal Loop SE. Lot 1 could be accessed from 40th Ave SE.

Adjacent Zoning, Land Use, and Future Land Use

Adjacent Zoning on all sides is CB - Business Commercial.

Current land use on proposed Lots 2, 3, 4, 5, and 6 is residential. Lot 1 is vacant.

The future land use plan designates this area as high density residential.

Staff Comments & Updates needed:

- The preliminary plat appears to protect access to existing and proposed lots.
- The plat does not have a legend.
- Lot 1 has a large retention pond area, making that portion of the lot unlikely to be developed.

Findings of Fact Preliminary Plat

- All technical requirements for consideration of a preliminary plat have been met;
- 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;
- 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 for projects identified in City masterplans;
- 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.
- 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;
- The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
- The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;
- The proposed subdivision would not adversely affect the public health, safety and general welfare.

Public Outreach and Application Details

This item has been published in the Mandan News as required. An application and fee was received on March 27, 2026. Letter to ninety-six adjacent property owners were sent on April 9, 2026.

ATTACHMENTS:

1. Applications redacted
2. Lakewood Comm. Pk 7th prelim updated 4-7-26
3. Preliminary Plat

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been minimal staff time into reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Lakewood Commercial Park 7th Addition.

SUGGESTED MOTION:

I move to approve the preliminary plat for Lakewood Commercial Park 7th Addition.

CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input type="checkbox"/>	Zone Change (\$600)
<input checked="" type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/>	Planned Unit Development (\$700)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/>	Final Plat up to 20 lots (\$450)	<input type="checkbox"/>	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$600)	<input type="checkbox"/>	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/>	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)			
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.			

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name Steve & Erica Mittleider		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Bismarck	ND	58504	Mandan	ND	58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	
<input checked="" type="checkbox"/>	City	ETA	New	Addition	CB	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				Proposed Use			
Vacant/ Twins Homes/4-Plex				LAKELWOOD COMMERCIAL PARK 7th			
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name <i>Steven Mittleider</i>	Signature <i>Steven Mittleider</i>	Date <i>3-24-26</i>
<i>Erica Mittleider</i>	<i>Erica Mittleider</i>	<i>3-24-26</i>
Office Use Only		
Date Received:	Initials: <i>YM</i>	Fees Paid: <i>\$ 450</i> Date: <i>3-27-2026</i>
Notice in paper	Mailed to neighbors	P&Z meeting
<input type="checkbox"/> Approved	Approved with conditions:	
<input type="checkbox"/> Denied		

CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input type="checkbox"/>	Zone Change (\$600)
<input checked="" type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/>	Planned Unit Development (\$700)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/>	Final Plat up to 20 lots (\$450)	<input type="checkbox"/>	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$600)	<input type="checkbox"/>	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/>	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)			
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.			

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name THOMAS & JUDE BURAU		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	ETA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use							
Vacant/Twins Homes/4-Plex							
Proposed Use							
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name Thomas & Jude Burau	Signature <i>Thomas F. Swenson</i>	Date 3/19/2026
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Office Use Only			
Date Received:	Initials: YM	Fees Paid: \$ 450	Date 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN			
Development Review Application			
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<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
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<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
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<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/>	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)			
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.			

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name LARRY & REBECCA MAGSTADT		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Bismarck	ND	58504	Mandan	ND	58554
Phone [REDACTED]			Phone [REDACTED]		
Fax [REDACTED]			Fax [REDACTED]		
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	
<input checked="" type="checkbox"/>	City	ETA	New	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				Proposed Use			
Vacant/ Twins Homes/4-Plex				Shop condos/twin homes/4-Plex			
Section 6		Township 138		Range 80			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
3.5 ac +/-							

Print Name <i>Larry L. Magstadt</i>	Signature <i>[Signature]</i>	Date <i>3/24/26</i>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: <i>\$ 450</i>	Date: <i>3-27-2026</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN	
Development Review Application	
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	Zone Change (\$600)
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	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name DEAN MORAST LIVING TRUST		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	
<input checked="" type="checkbox"/>	City	ETA	New	CB	TBD	TBD	
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				[REDACTED]			
Vacant/Twins Homes/4-Plex				[REDACTED]			
Proposed Use				[REDACTED]			
Shop condos/twin homes/4-Plex				Section 6	Township 138	Range 80	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
3.5 ac +/-							

Print Name <i>Dean Morast</i>	Signature <i>Dean Morast</i>	Date <i>3-19-2026</i>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: <i>\$450</i>	Date <i>3-27-2026</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
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CITY OF MANDAN	
Development Review Application	
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	Land Use and Transportation Plan Amendment (\$1,000)
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	Stormwater 2 nd & subsequent resubmittal (\$50)
	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name CARLA & RONALD TOSO		
Address [Redacted]			Address [Redacted]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
email [Redacted]			email [Redacted]		
Phone [Redacted]		Fax [Redacted]	Phone [Redacted]		Fax [Redacted]
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	CB		
						TBD Lakewood Commercial Park 7th	
Property Address					Legal Description		
2510 40th Ave SE					Multiple lots/subdivisions		
Current Use							
Vacant/Twins Homes/4-Plex							
Proposed Use							
Shop condos/twin homes/4-Plex					Section 6	Township 138	Range 80
Parcel Size	Building Footprint	Stories	Building SF		Required Parking		Provided Parking
3.5 ac +/-							

<i>Ronald K. Toso</i> Print Name	<i>Ronald K. Toso</i> Signature	<i>3-20-26</i> Date
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: \$ <i>450</i>	Date: <i>3-27-2026</i>
Notice in paper		Mailed to neighbors	P&Z meeting
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN	
Development Review Application	
<input type="checkbox"/>	Minor Plat (\$300)
<input checked="" type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$500)
<input type="checkbox"/>	Final Plat up to 20 lots (\$450)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$600)
<input type="checkbox"/>	Final Plat more than 40 lots (\$750)
<input type="checkbox"/>	Annexation (\$450)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)
	Zone Change (\$600)
	Planned Unit Development (\$700)
	Land Use and Transportation Plan Amendment (\$1,000)
	Vacation (\$500)
	Variance (\$400)
	Special Use Permit (\$450)
	Stormwater submittal (\$300)
	Stormwater 2 nd & subsequent resubmittal (\$50)
	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Subdividing to allow the development of vacant land, and convey additional space to neighboring property owners.	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name CHARLES & MARY WEIAND		
Address [REDACTED]			Address [REDACTED]		
City Bismarck	State ND	Zip 58504	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	ETA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Address				Legal Description			
2510 40th Ave SE				Multiple lots/subdivisions			
Current Use				Proposed Use			
Vacant/ Twins Homes/4-Plex				Shop condos/twin homes/4-Plex			
Section 6		Township 138		Range 80			
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
3.5 ac +/-							

<i>CHARLES L. WEIAND</i> <small>Print Name</small>	<i>[Signature]</i> <small>Signature</small>	<i>3-19-20</i> <small>Date</small>
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Office Use Only			
Date Received:	Initials: <i>nm</i>	Fees Paid: <i>\$ 450</i>	Date <i>3-20-2020</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

LAKWOOD COMMERCIAL PARK 7TH ADDITION

BEING LOTS 1B & LOT 4 BLOCK 1 LAKEWOOD COMMERCIAL,
 LOTS 2 & 3 BLOCK 1 KOCH'S LAKEWOOD VILLAS, AND LOT 2
 BLOCK 1 KOCH'S LAKEWOOD VILLAS 2ND ADDITION

MANDAN, MORTON COUNTY, NORTH DAKOTA

PRELIMINARY PLAT

2.9 ACRES
 EXISTING ZONING: CB

6 LOTS, 1 BLOCK

OWNERS:

STEVE & ERICA MITTLEIDER

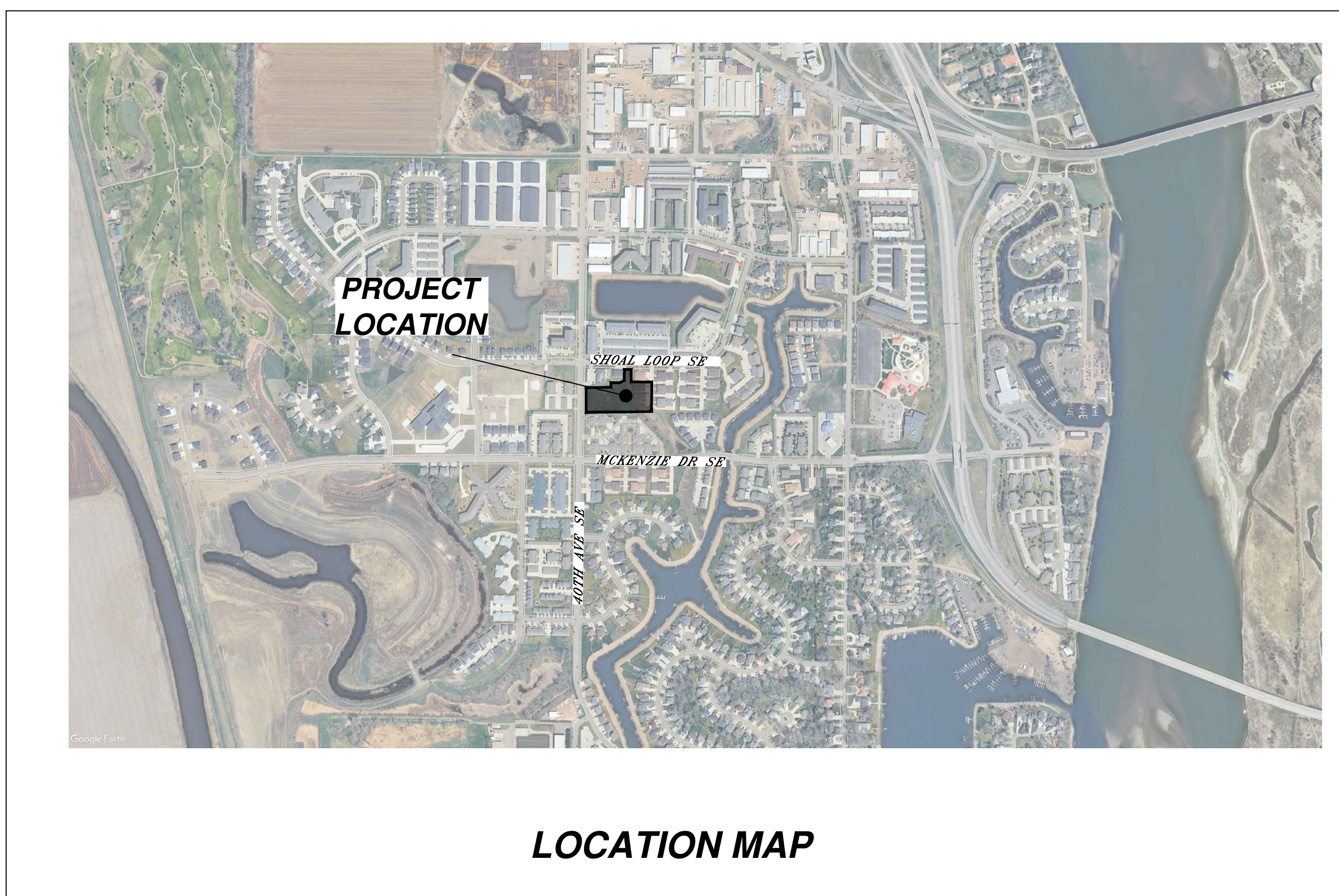
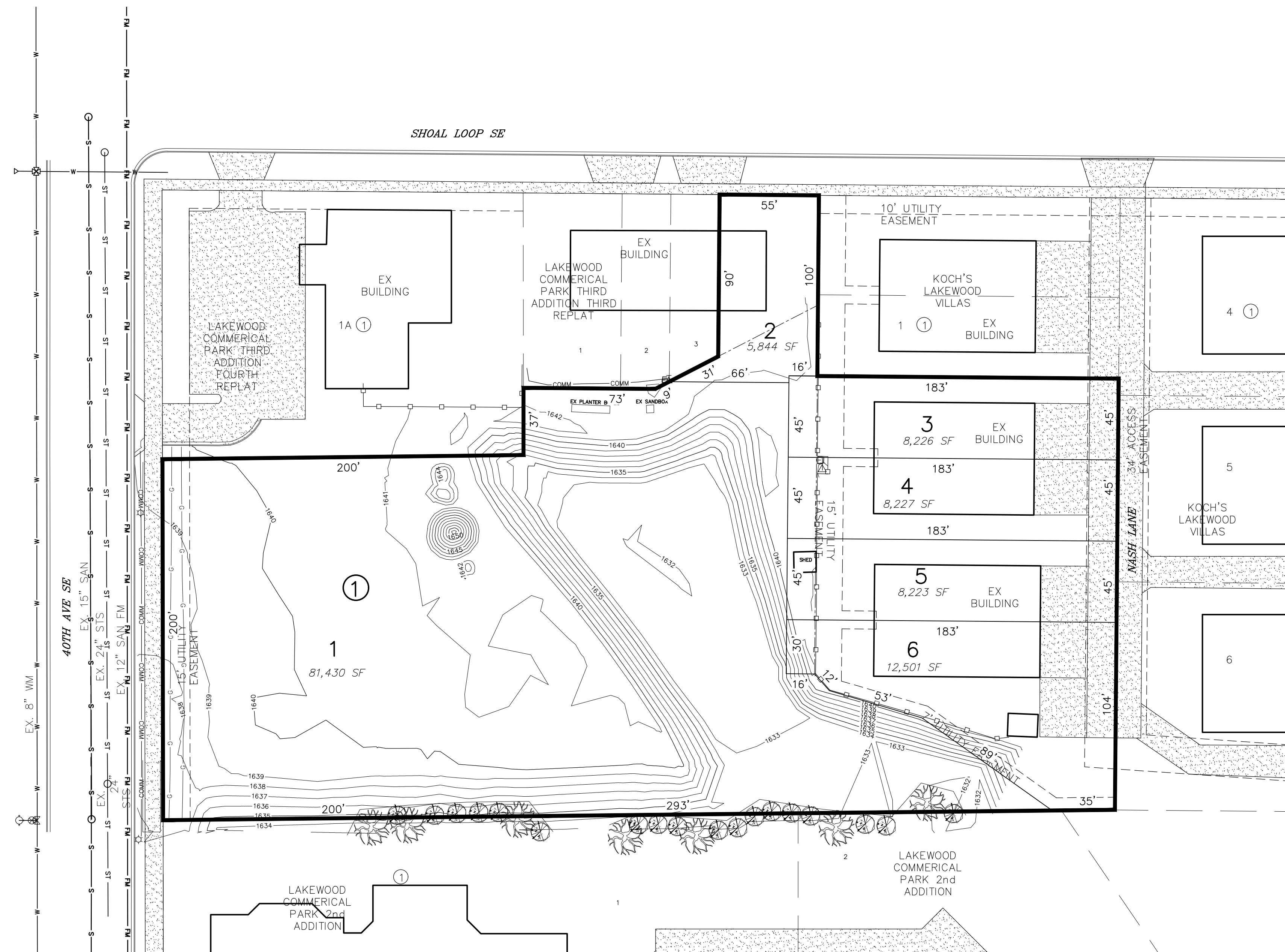
LARRY & REBECCA MAGSTADT

THOMAS & JUDE BURAU

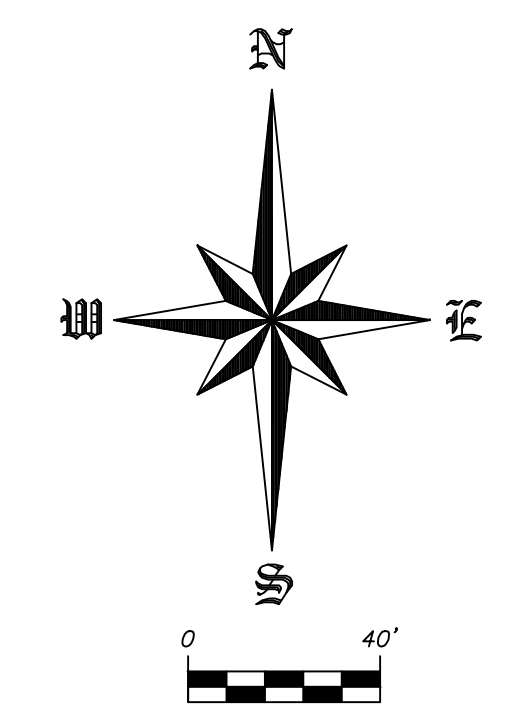
DEAN MORAST LIVING TRUST

CHARLES & MARY WEIAND

RONALD & CARLA TOSO



- LOT LINES BEING REMOVED
- OFF-SITE LOT LINES
- EASEMENT LINES
- o-o-o- FENCE
- CURB
- CONCRETE



SCALE - 1" = 40'
 VERTICAL DATUM: NAVD 88
 MARCH 27, 2026

SWENSON, HAGEN & COMPANY P.C.

3002 Airway Avenue
 Bismarck, North Dakota 58504
 shcng@swensonhagen.com
 Phone (701) 223-2600
 Fax (701) 223-2606

Surveying
 Hydrology
 Land Planning
 Civil Engineering
 Landscape & Site Design
 Construction Management



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: April 27, 2026
PREPARATION DATE: April 17, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a preliminary plat and zone change for School District 8th Addition

STATEMENT/PURPOSE:

Consider a preliminary plat and zone change for School District 8th Addition

BACKGROUND/ALTERNATIVES:

Requested Preliminary Plat
Background

The applicant met with city staff at a pre-planning meeting on April 2, 2026. Staff discussed concerns regarding connectivity to an area roughly west of existing 8th St NW. Staff also had concerns with the plat’s deviation from the 2023 Mandan High School Placemaking Plan, which provided for an extension of 8th St NW and included roundabouts at the intersection of 9th Ave with Division St and 9th St.

This is the preliminary plat for School District 8th Addition, currently Lots 1 to 5, Block 2, School District First Addition Replat, located in the NE1/4 of Section 28, T139N R81W, 5th PM, Morton County, ND, within city limits.

Preliminary Plat Details

Total Area: 27.84 acres to be platted into 4 blocks with a total of 8 lots.

Configuration

The applicant proposes to create 4 blocks, which will preserve the existing ASA and Brave Center. Block 1 contains 3 lots, block 2 contains 1 lot, block 3 contains 3 lots, and

block 4 contains 1 lot.

Access

Access is provided by proposed 9th St NW and 9th Ave NW, dividing the plat into roughly four quadrants. The east side of the plat, including lots 2 & 3, block 3, abut Sunset Dr, 6th Ave NW, 8th St NW, and 8th Ave NW.

Proposed rights-of-way are approximately 66 feet in width for 9th Ave NW, and 60 feet for 8th St NW.

Requested Zone Change

Requested zone change is from Agriculture and CA – Commercial Districts to the following:

R7 – Single-Family Residential for Lot 3, Block 1, and Lot 1, Block 4

R3.2 – Two-Family Residential for Lot 3, Block 3

CA – Commercial for Lot 2, Block 3

CC - Commercial for Lots 1 & 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent property to the north is Agriculture, to the west and south are zoned R7 - Single-Family Residential; to the east is CA - Commercial, R3.2 - Two Family Residential, and RM - Multi Family Residential.

The Future Land Use Plan designates the property as Park on the north side of the property and Public/Semi-Public on the south portion.

Staff Comments

- The westward extension of 8th St NW that was outlined in the Placemaking Plan has not been included in this plat. Staff have concerns that there is a lack of east-west connectivity to Block 3 in particular and a general lack of connectivity to the plat as a whole.
- The requested zone change for Lots 1 & 2, Block 1, Lot 1, Block 3, and Lot 1, Block 2 to CC – Commercial/Light Industrial Transition is to allow for uses in the public recreation use group, which allows for parks and other public recreation facilities.

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 for projects identified in City masterplans;
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.
5. 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;
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 and generally consistent with the Future Land Use Plan. **However, it is not consistent with the 2023 Mandan High School Placemaking Plan;**
8. The proposed subdivision would not adversely affect the public health, safety and general welfare.

Findings of Fact **Zone Change**

1. Fulfills the goals, objectives, and policies of the future land use plan; and
2. Fulfills the goals, objectives, and policies of other plans as may be adopted by the city.

Public Outreach and Application Details

This item has been published in the Mandan News as required. An application and fee were received on March 27, 2026. Letters were sent to 161 adjacent property owners on April 10, 2026.

ATTACHMENTS:

1. Applications_Redacted

2. Preliminary Plat
3. Proposed Zoning Map Updated 4-15-26
4. Draft Zone Change Ordinance
5. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been significant staff time reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

Staff recommends denial of the preliminary plat and zone change for School District 8th Addition.

SUGGESTED MOTION:

Approve: I move to approve the preliminary plat and zone change for School District 8th Addition.

Deny: I move to deny the preliminary plat and zone change for School District 8th Addition.

CITY OF MANDAN	
Development Review Application	
<input type="checkbox"/> Minor Plat (\$300)	<input checked="" type="checkbox"/> Zone Change (\$600)
<input type="checkbox"/> Preliminary Plat up to 20 acres (\$450)	<input type="checkbox"/> Planned Unit Development (\$700)
<input checked="" type="checkbox"/> Preliminary Plat more than 20 acres (\$500)	<input type="checkbox"/> Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/> Final Plat up to 20 lots (\$450)	<input type="checkbox"/> Vacation (\$500)
<input type="checkbox"/> Final Plat 21 to 40 lots (\$600)	<input type="checkbox"/> Variance (\$400)
<input type="checkbox"/> Final Plat more than 40 lots (\$750)	<input type="checkbox"/> Special Use Permit (\$450)
<input type="checkbox"/> Annexation (\$450)	<input type="checkbox"/> Stormwater submittal (\$300)
<input type="checkbox"/> Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/> Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/> Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/> Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
Plat to re-configure lots, dedicate right of way and vacate right of way and easements.	

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Mandan School District #1		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Mandan	ND	58554	Mandan	ND	58554
email			email		
[REDACTED]			[REDACTED]		
Phone		Fax	Phone		Fax
[REDACTED]		[REDACTED]	[REDACTED]		[REDACTED]
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	
<input checked="" type="checkbox"/> City	<input type="checkbox"/> ETA	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	R7 & CA		School District 8th Addition	
Property Address				Legal Description			
905 8th Avenue, Mandan, ND 58554				School District 1st Addition			
Current Use				Proposed Use			
Vacant and Sports Building				Lots 1 to 5, Block 2 & Part of Northeast Quarter			
Unknown				Section 28	Township 139	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
27.76 Acres	NA	NA	NA	NA		NA	

Print Name <i>Ryan Lagasse</i>	Signature <i>[Signature]</i>	Date <i>3/27/26</i>
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Office Use Only			
Date Received:	Initials: <i>ym</i>	Fees Paid: <i>\$1100</i>	Date: <i>3-27-2026</i>
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN		
Development Review Application		
<input type="checkbox"/> Minor Plat (\$300)	<input checked="" type="checkbox"/>	Zone Change (\$600)
<input type="checkbox"/> Preliminary Plat up to 20 acres (\$450)		Planned Unit Development (\$700)
<input checked="" type="checkbox"/> Preliminary Plat more than 20 acres (\$500)		Land Use and Transportation Plan Amendment (\$1,000)
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<input type="checkbox"/> Final Plat 21 to 40 lots (\$600)		Variance (\$400)
<input type="checkbox"/> Final Plat more than 40 lots (\$750)		Special Use Permit (\$450)
<input type="checkbox"/> Annexation (\$450)		Stormwater submittal (\$300)
<input type="checkbox"/> Masterplanned Subdivision (not accepted without preliminary plat) (\$250)		Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/> Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)		Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)		
Plat to re-configure lots, dedicate right of way and vacate right of way and easements.		

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Mandan Park District		
Address [REDACTED]			Address [REDACTED]		
City	State	Zip	City	State	Zip
Mandan	ND	58554	Mandan	ND	58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]		Phone [REDACTED]	
[REDACTED]		[REDACTED]		[REDACTED]	
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	
<input checked="" type="checkbox"/> City	ETA	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	R7 & CA		School District 8th Addition	
Property Address				Legal Description			
905 8th Avenue, Mandan, ND 58554				School District 1st Addition			
Current Use							
Vacant and Sports Building				Lots 1 to 5, Block 2 & Part of Northeast Quarter			
Proposed Use							
Unknown				Section 28	Township 139	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
27.76 Acres	NA	NA	NA	NA		NA	

Print Name <i>Cole Hyl</i>	Signature <i>[Signature]</i>	Date 3-27-26
-------------------------------	---------------------------------	------------------------

Office Use Only			
Date Received:	Initials: ym	Fees Paid: \$1100	Date 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

CITY OF MANDAN		
Development Review Application		
<input type="checkbox"/>	Minor Plat (\$300)	<input checked="" type="checkbox"/> Zone Change (\$600)
<input type="checkbox"/>	Preliminary Plat up to 20 acres (\$450)	Planned Unit Development (\$700)
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<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)		
Plat to re-configure lots, dedicate right of way and vacate right of way and easements.		

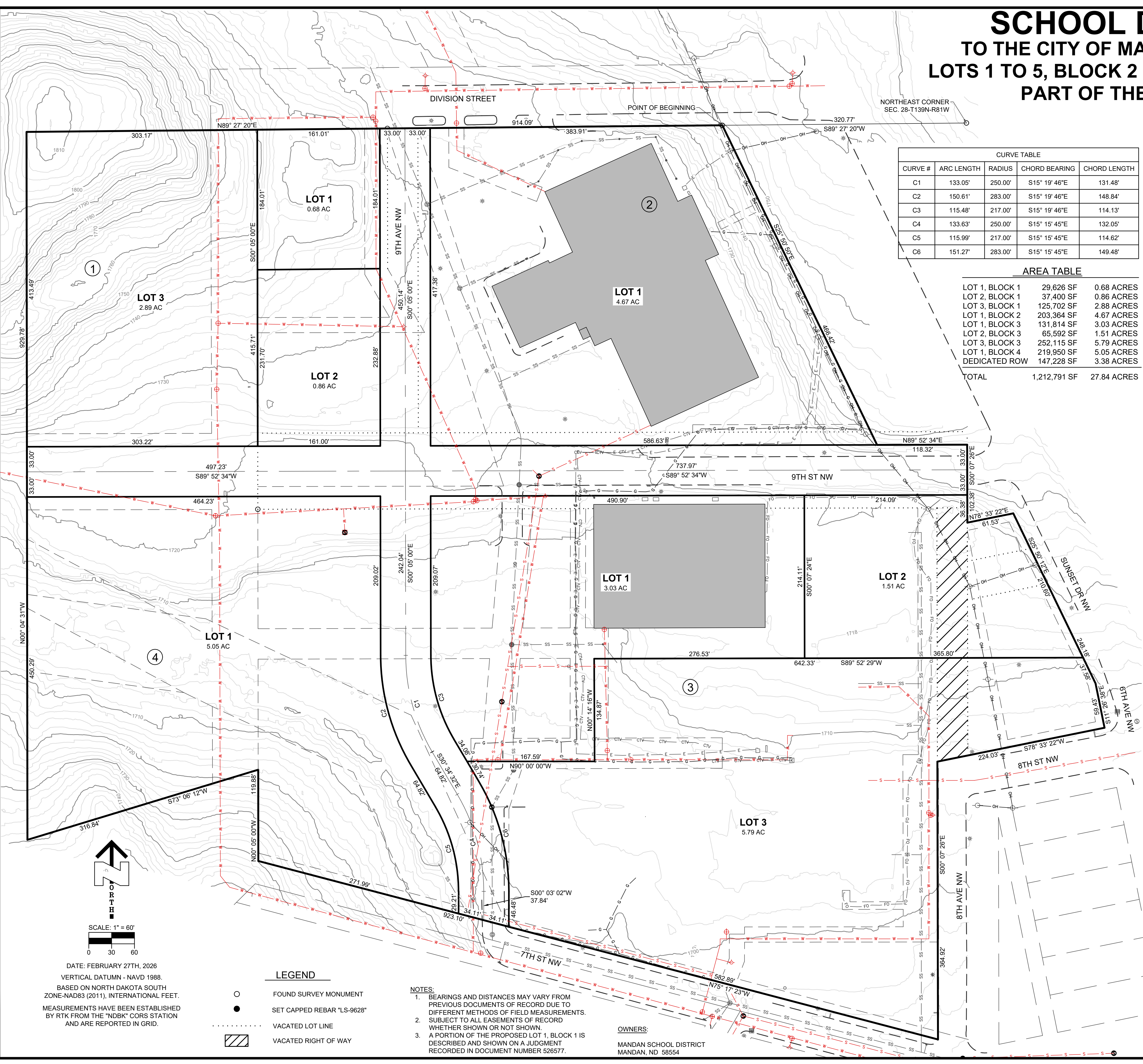
Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name City of Mandan		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax [REDACTED]	Phone [REDACTED]		Fax [REDACTED]
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	
<input checked="" type="checkbox"/>	City	<input type="checkbox"/>	ETA	<input checked="" type="checkbox"/>	New Addition	R7 & CA	School District 8th Addition
Property Address				Legal Description			
905 8th Avenue, Mandan, ND 58554				School District 1st Addition			
Current Use				Proposed Use			
Vacant and Sports Building				Lots 1 to 5, Block 2 & Part of Northeast Quarter			
Unknown				Section 28	Township 139	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	
27.76 Acres	NA	NA	NA	NA		NA	

Print Name Jim Neubauer	Signature <i>Jim Neubauer</i>	Date 3/27/26
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Office Use Only			
Date Received:	Initials: <i>ym</i>	Fees Paid: \$1100	Date: 3-27-2026
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

SCHOOL DISTRICT 8TH ADDITION TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA LOTS 1 TO 5, BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT PART OF THE NE 1/4 IN SECTION 28, T139N, R81W



PROPERTY DESCRIPTION

ALL OF LOTS 1 TO 5, BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT IN THE CITY OF MANDAN, NORTH DAKOTA, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 89° 27' 20" WEST A DISTANCE OF 320.77 FEET TO THE NORTHEAST CORNER OF LOT 3 BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT, BEING THE POINT OF BEGINNING; THENCE SOUTH 25° 50' 50" EAST A DISTANCE OF 466.42 FEET; THENCE NORTH 89° 52' 34" EAST A DISTANCE OF 118.32 FEET; THENCE SOUTH 00° 07' 28" EAST A DISTANCE OF 102.38 FEET; THENCE NORTH 78° 33' 22" EAST A DISTANCE OF 61.53 FEET; THENCE SOUTH 25° 50' 12" EAST A DISTANCE OF 248.18 FEET; THENCE SOUTH 11° 26' 38" EAST A DISTANCE OF 59.43 FEET; THENCE SOUTH 78° 33' 22" WEST A DISTANCE OF 224.03 FEET TO THE WEST RIGHT OF WAY LINE OF 8TH AVENUE NW; THENCE SOUTH 00° 07' 26" EAST ON SAID WEST LINE A DISTANCE OF 364.92 FEET TO THE NORTH RIGHT OF WAY LINE OF 7TH STREET NW; THENCE NORTH 75° 17' 23" WEST ON SAID NORTH LINE A DISTANCE OF 923.10 FEET; THENCE NORTH 00° 05' 00" WEST A DISTANCE OF 119.88 FEET; THENCE SOUTH 73° 06' 12" WEST A DISTANCE OF 316.84 FEET; THENCE NORTH 00° 04' 31" WEST A DISTANCE OF 929.78 FEET; THENCE NORTH 89° 27' 20" EAST A DISTANCE OF 914.09 FEET TO THE POINT OF BEGINNING, CONTAINING 27.84 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.05'	250.00'	S15° 19' 46"E	131.48'
C2	150.61'	283.00'	S15° 19' 46"E	148.84'
C3	115.48'	217.00'	S15° 19' 46"E	114.13'
C4	133.63'	250.00'	S15° 15' 45"E	132.05'
C5	115.99'	217.00'	S15° 15' 45"E	114.62'
C6	151.27'	283.00'	S15° 15' 45"E	149.48'

AREA TABLE		
LOT 1, BLOCK 1	29,626 SF	0.68 ACRES
LOT 2, BLOCK 1	37,400 SF	0.86 ACRES
LOT 3, BLOCK 1	125,702 SF	2.88 ACRES
LOT 1, BLOCK 2	203,364 SF	4.67 ACRES
LOT 1, BLOCK 3	131,814 SF	3.03 ACRES
LOT 2, BLOCK 3	65,592 SF	1.51 ACRES
LOT 3, BLOCK 3	252,115 SF	5.79 ACRES
LOT 1, BLOCK 4	219,950 SF	5.05 ACRES
DEDICATED ROW	147,228 SF	3.38 ACRES
TOTAL	1,212,791 SF	27.84 ACRES

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE A SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS OF FEET THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK R. ISAACS, RLS 9628

OWNER'S CERTIFICATE OF DEDICATION

I, THE UNDERSIGNED, BEING SOLE OWNER OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATION AS "UTILITY EASEMENT".

RYAN LAGASSE - BUSINESS MANAGER
MANDAN SCHOOL DISTRICT #1

COLE HIGLIN - MANDAN PARK DISTRICT

STATE OF _____
COUNTY OF _____ } SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL

THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN ON THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN, AND REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID CITY, IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.

BILL ROBINSON - CHAIRMAN

NANCY MOSER - SECRETARY

APPROVAL OF THE BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 20____.

JIM NEUBAUER - CITY ADMINISTRATOR

JAMES FROELICH - PRESIDENT OF THE BOARD
OF CITY COMMISSIONERS

I, JAREK WIGNESS, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA, HEREBY APPROVES "SCHOOL DISTRICT 8TH ADDITION" OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS, PE

DATE: FEBRUARY 27TH, 2026
VERTICAL DATUM - NAVD 1988.
BASED ON NORTH DAKOTA SOUTH ZONE-NAD83 (2011), INTERNATIONAL FEET.
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "NOBK" CORS STATION AND ARE REPORTED IN GRID.

LEGEND

○	FOUND SURVEY MONUMENT
●	SET CAPPED REBAR "LS-9628"
.....	VACATED LOT LINE
▨	VACATED RIGHT OF WAY

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
2. A PORTION OF THE PROPOSED LOT 1, BLOCK 1 IS DESCRIBED AND SHOWN ON A JUDGMENT RECORDED IN DOCUMENT NUMBER 526577.

OWNERS:
MANDAN SCHOOL DISTRICT
MANDAN, ND 58554

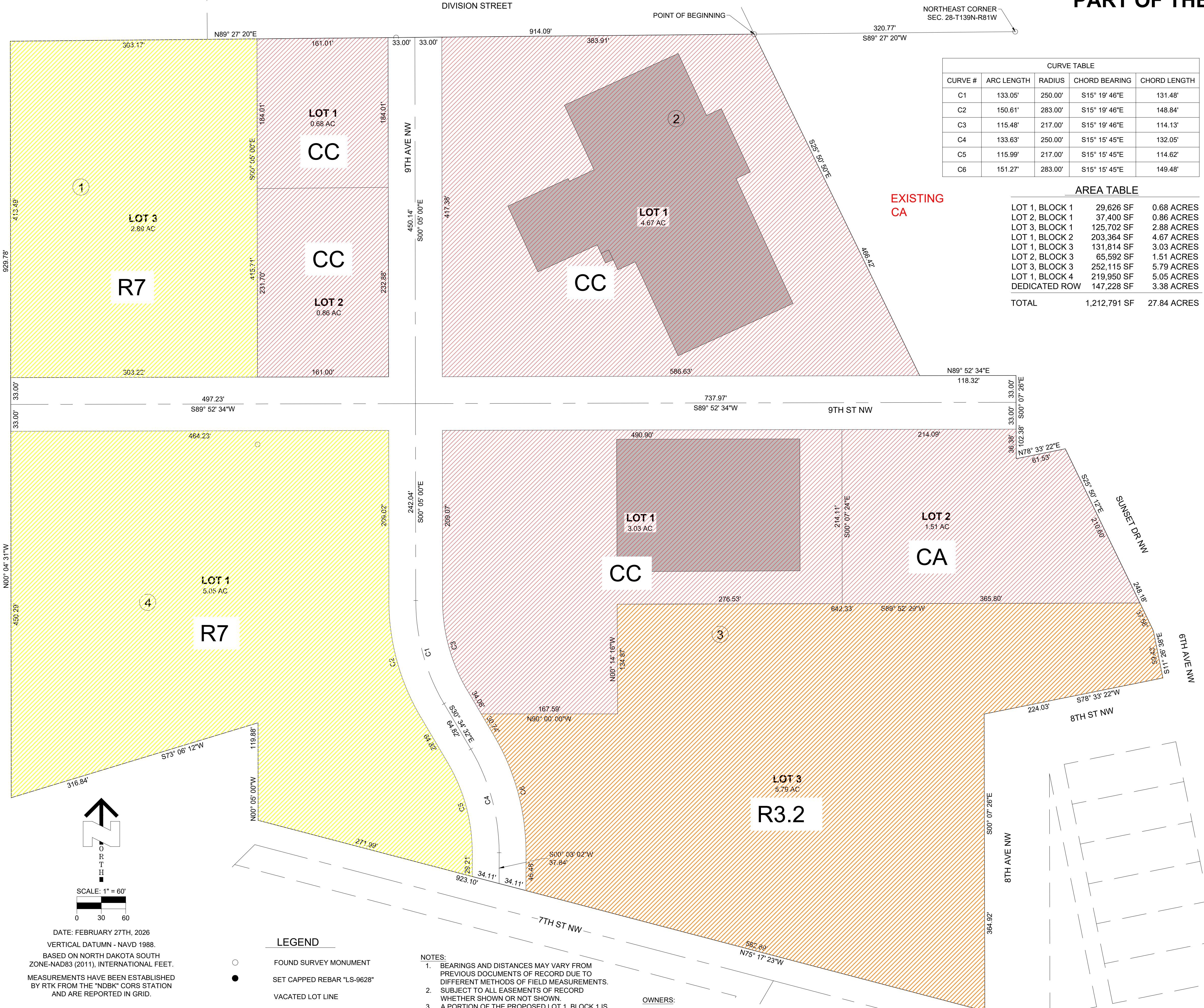
SCHOOL DISTRICT 8TH ADDITION
LOTS 1 TO 5, BLOCK 2
IN SCHOOL DISTRICT 1ST
ADDITION REPLAT
MANDAN, NORTH DAKOTA

SHEET: 1 OF 1 JOB NUMBER: 25111
SCALE: 1" = 60' DWG REVISION DATES
DRAWN BY: MRI - -
DWG DATE: 2/27/26 - -
DWG NAME: 25111 Plat.dwg

**Independent
Land
Surveying &
Engineering**

4215 Old Red Trail NW
Mandan, ND 58554
Phone: 701-653-5184
Cell: 701-595-2079
mark@ilsurveynd.com

SCHOOL DISTRICT 8TH ADDITION TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA LOTS 1 TO 5, BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT PART OF THE NE 1/4 IN SECTION 28, T139N, R81W



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.05'	250.00'	S15° 19' 46"E	131.48'
C2	150.61'	283.00'	S15° 19' 46"E	148.84'
C3	115.48'	217.00'	S15° 19' 46"E	114.13'
C4	133.63'	250.00'	S15° 15' 45"E	132.05'
C5	115.99'	217.00'	S15° 15' 45"E	114.62'
C6	151.27'	283.00'	S15° 15' 45"E	149.48'

AREA TABLE		
LOT 1, BLOCK 1	29,626 SF	0.68 ACRES
LOT 2, BLOCK 1	37,400 SF	0.86 ACRES
LOT 3, BLOCK 1	125,702 SF	2.88 ACRES
LOT 1, BLOCK 2	203,364 SF	4.67 ACRES
LOT 1, BLOCK 3	131,814 SF	3.03 ACRES
LOT 2, BLOCK 3	65,592 SF	1.51 ACRES
LOT 3, BLOCK 3	252,115 SF	5.79 ACRES
LOT 1, BLOCK 4	219,950 SF	5.05 ACRES
DEDICATED ROW	147,228 SF	3.38 ACRES
TOTAL	1,212,791 SF	27.84 ACRES

PROPERTY DESCRIPTION

ALL OF LOTS 1 TO 5, BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT IN THE CITY OF MANDAN, NORTH DAKOTA, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 89° 27' 20" WEST A DISTANCE OF 320.77 FEET TO THE NORTHEAST CORNER OF LOT 3 BLOCK 2 IN SCHOOL DISTRICT FIRST ADDITION REPLAT, BEING THE POINT OF BEGINNING; THENCE SOUTH 25° 50' 50" EAST A DISTANCE OF 466.42 FEET; THENCE NORTH 89° 52' 34" EAST A DISTANCE OF 118.32 FEET; THENCE SOUTH 00° 07' 28" EAST A DISTANCE OF 102.38 FEET; THENCE NORTH 78° 33' 22" EAST A DISTANCE OF 61.53 FEET; THENCE SOUTH 25° 50' 12" EAST A DISTANCE OF 248.18 FEET; THENCE SOUTH 11° 26' 38" EAST A DISTANCE OF 59.43 FEET; THENCE SOUTH 78° 33' 22" WEST A DISTANCE OF 224.03 FEET TO THE WEST RIGHT OF WAY LINE OF 8TH AVENUE NW; THENCE SOUTH 00° 07' 26" EAST ON SAID WEST LINE A DISTANCE OF 364.92 FEET TO THE NORTH RIGHT OF WAY LINE OF 7TH STREET NW; THENCE NORTH 75° 17' 23" WEST ON SAID NORTH LINE A DISTANCE OF 923.10 FEET; THENCE NORTH 00° 05' 00" WEST A DISTANCE OF 119.88 FEET; THENCE SOUTH 73° 06' 12" WEST A DISTANCE OF 316.84 FEET; THENCE NORTH 00° 04' 31" WEST A DISTANCE OF 929.78 FEET; THENCE NORTH 89° 27' 20" EAST A DISTANCE OF 914.09 FEET TO THE POINT OF BEGINNING, CONTAINING 27.84 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, A NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE A SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCES INDICATED HEREON ARE IN FEET AND HUNDREDTHS OF FEET THEREOF, AND BEARINGS ARE INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK R. ISAACS, RLS 9628

OWNER'S CERTIFICATE OF DEDICATION

I, THE UNDERSIGNED, BEING SOLE OWNER OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON OR NOT, TO PUBLIC USE FOREVER. WE ALSO DEDICATE EASEMENTS TO RUN WITH THE LANDS FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATION AS "UTILITY EASEMENT".

RYAN LAGASSE - BUSINESS MANAGER

COLE HIGLIN - MANDAN PARK DISTRICT

STATE OF _____

COUNTY OF _____ } SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL

THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN ON THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN, AND REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID CITY, IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.

BILL ROBINSON - CHAIRMAN

NANCY MOSER - SECRETARY

APPROVAL OF THE BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF MANDAN, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 20____.

JIM NEUBAUER - CITY ADMINISTRATOR

JAMES FROELICH - PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JAREK WIGNESS, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA. HEREBY APPROVES "SCHOOL DISTRICT 8TH ADDITION" OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS, PE

DATE: FEBRUARY 27TH, 2026
VERTICAL DATUM - NAVD 1988.
BASED ON NORTH DAKOTA SOUTH ZONE-NAD83 (2011), INTERNATIONAL FEET.
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "NDBK" CORS STATION AND ARE REPORTED IN GRID.

- LEGEND**
- FOUND SURVEY MONUMENT
 - SET CAPPED REBAR "LS-9628"
 - VACATED LOT LINE
 - - - VACATED RIGHT OF WAY

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS. SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
- A PORTION OF THE PROPOSED LOT 1, BLOCK 1 IS DESCRIBED AND SHOWN ON A JUDGMENT RECORDED IN DOCUMENT NUMBER 526577.

OWNERS:
MANDAN SCHOOL DISTRICT
MANDAN, ND 58554

SCHOOL DISTRICT 8TH ADDITION LOTS 1 TO 5, BLOCK 2 IN SCHOOL DISTRICT 1ST ADDITION REPLAT MANDAN, NORTH DAKOTA		
SHEET: 1 OF 1 SCALE: 1" = 60' DRAWN BY: MRI DWG DATE: 2/27/26 DWG NAME: 25111 Proposed Zoning Map.dwg	JOB NUMBER: 25111 DWG REVISION DATES:	
4215 Old Red Trail NW Mandan, ND 58554 Phone: 701-663-5184 Cell: 701-595-2079 mark@ilsurveynd.com		

ORDINANCE NO. XXXX

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 Public and Park land; and

WHEREAS, Adjacent properties to the north and south is zoned R7 – Residential Single Family and Agriculture, to the east zoned R3.2 – Two-Family Residential; and to the west is R7; and

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:

SCHOOL DISTRICT 8TH ADDITION IN SECTION 28, TOWNSHIP 139N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING 27.84 ACRES, MORE OR LESS.

- shall be removed from the Agriculture and CA – Commercial Districts and shall be included in the following:

R7 – Single-Family Residential for Lot 3, Block 1, and Lot 1, Block 4

R3.2 – Two-Family Residential for Lot 3, Block 3

CA – Commercial for Lot 2, Block 3

CC - Commercial for Lots 1 & 2, Block 1; Lot 1, Block 2; and Lot 1, Block 3

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

James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission: April 27, 2026
First Consideration: May 19, 2026
Second Consideration and Final Passage: June 2, 2026



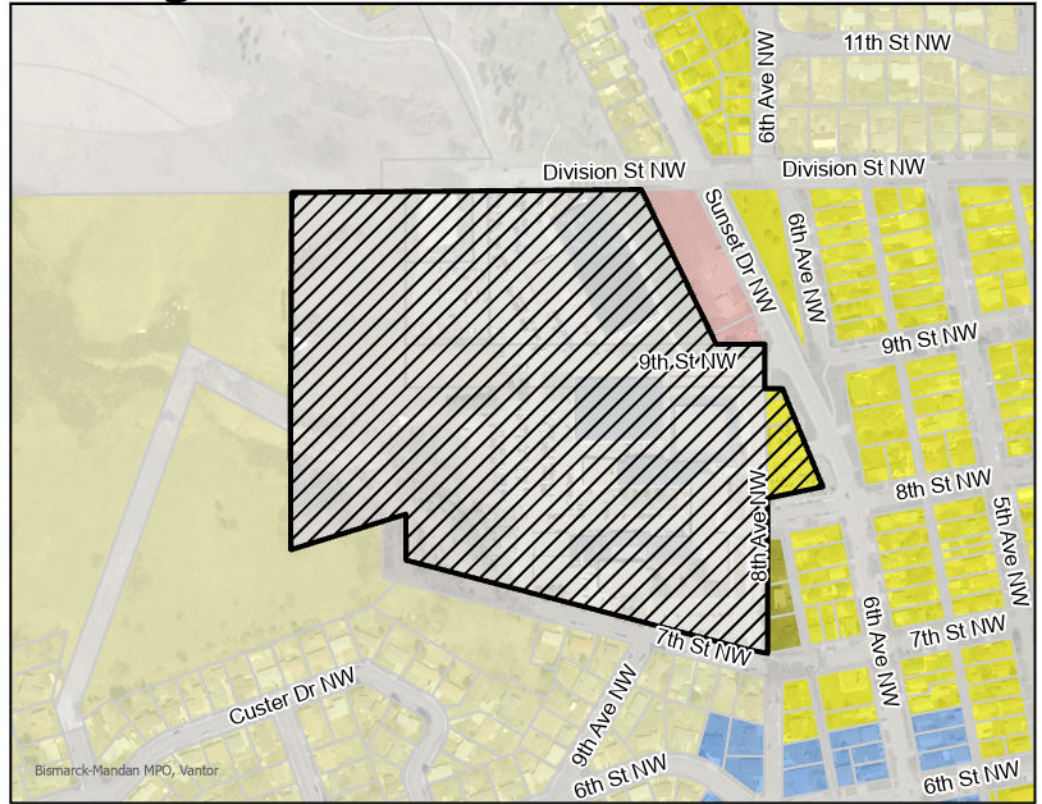
Zoning and Future Land Use Reference Map

School District 8th

Zoning

Zoning Map Key

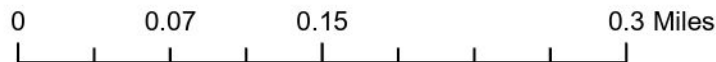
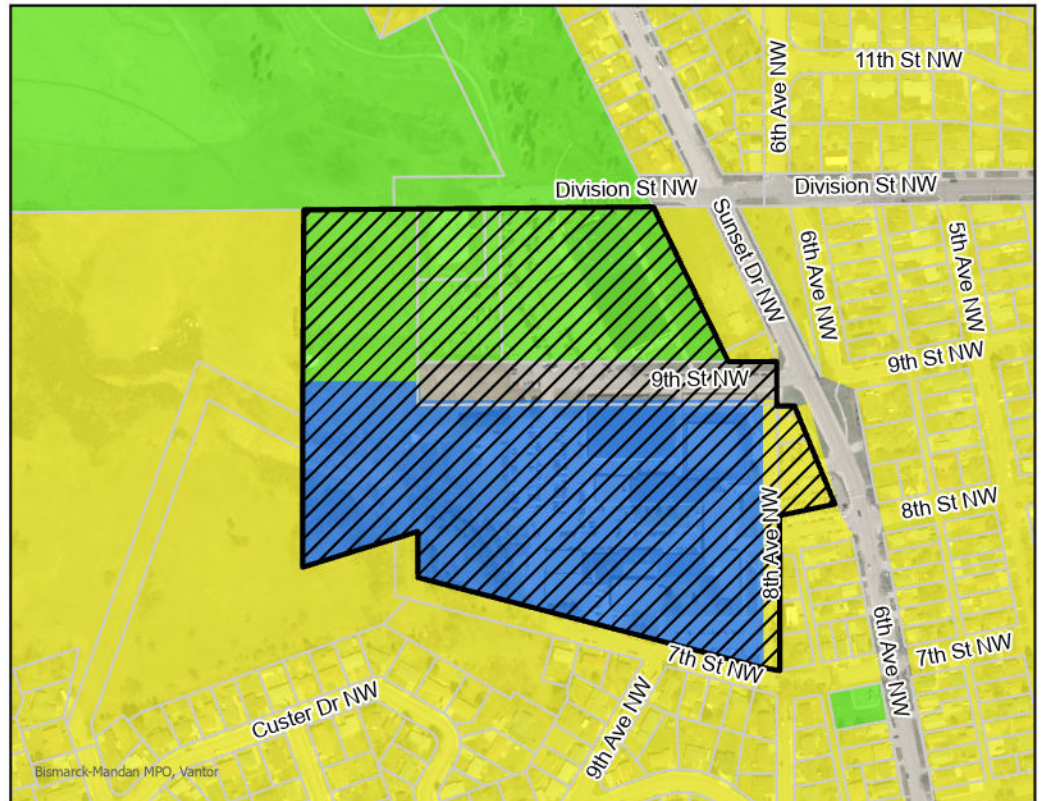
- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light 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
- Proposed Site



Future Land Use Plan

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
- Proposed Site



N





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: April 27, 2026
PREPARATION DATE: April 17, 2026
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Jim Neubauer
PRESENTER: Dave Wiosna
SUBJECT: Consider a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition

STATEMENT/PURPOSE:

Consider a preliminary plat and zone change for Keidels South Heart Terrace 5th Addition

BACKGROUND/ALTERNATIVES:

Requested Preliminary Plat
 Background

This is the preliminary plat for Keidel’s South Heart Terrace 5th Addition, located in the NW1/4 of Section 3, T138N R81W, 5th PM, Morton County, ND, within city limits. This portion of the NW1/4 of Section 3 has been previously platted as Keidel’s South Heart Terrace 4th, which was vacated.

The applicant has met with City staff numerous times between this item being tabled originally in fall 2025 and now. Most recently, the applicant met with city staff at a pre-planning meeting on April 2, 2026. Staff discussed some concerns regarding connectivity to the east at Clover Grove. Engineering staff had concerns with secondary access for fire and emergency services access.

Preliminary Plat Details

Total Area: 47.82 acres to be platted into 5 blocks with a total of 71 lots.

Configuration

The applicant proposes to create 5 blocks:

- Block 1 – 4 lots, ranging in size from 14,566 square feet to 19,204 square feet
- Block 2 – 16 lots, ranging in size from 14,398 square feet to 31,626 square feet
- Block 3 – 13 lots, ranging in size from 14,059 square feet to 20,749 square feet
- Block 4 – 18 lots, ranging in size from 11,418 square feet to 38,219 square feet
- Block 5 – 20 lots, ranging in size from 10,916 square feet to 389,818 square feet. Lot 20 is a drainage basin with a 40' stormwater and drainage easement across Lot 19.

Access

Block 1 accesses onto 8th Ave SW. Block 2 is accessed via 8th Ave SW, Cobblestone Loop, and a cul-de-sac created by 7th Ave SW. Block 3 is accessed via 6th Ave SW, Cobblestone Loop, and 4th Ave SW. Block 4 is accessed via Cobblestone Loop, 4th Ave SW, and a cul-de-sac at 2nd Ave SW. Block 5 is accessed via Cobblestone Loop and a cul-de-sac coming off of Cobblestone Loop labeled Liffrig Court.

Connection to existing roads is via extension of 8th Ave SW, 6th Ave SW, 4th Ave SW, and Cobblestone Loop from Keidel's South Heart Terrace 3rd Addition directly to the north. Cobblestone Loop is also proposed to connect to 8th Ave. Cobblestone Loop abuts adjacent property to the south between Blocks 1 & 5.

Proposed rights-of-way are 66 feet in width for Cobblestone Loops and 6th Ave SW, and 80 feet for 8th Ave SW and 4th Ave SW.

The plat shows 8th Ave SW moving eastward from its current orientation and shows multifamily lots on the west side of 8th Ave. City staff had requested minimal access points along 8th Ave SW as the potential buildout and platting of the land to the south may include intensive uses such as a hotel, conference center, or school. 8th Ave SW will operate as a collector and therefore access to 8th Ave must be appropriately managed.

There is no access to the east of this subdivision. City staff had, after facilitating conversations with the proposed Clover Grove subdivision (approved PUD but which has not been subdivided) to the east, requested that at a minimum, staff would like to

see an eastward right of way preserved through platting and/or a memorandum of understanding. The currently shown cul-de-sac on the east side of the subdivision does not allow for continuation of Liffrig Court into the coulee between the Keidel's 5th Subdivision and Clover Grove. The applicant has noted that the construction of such a road would be costly. City staff acknowledged that but, in the interests of future connectivity, requested preservation of the option. This plat does not meet those requests. City staff have noted that this is a persistent occurrence on the south side of Mandan, with subdivisions being self contained rather than providing east-west access, leading to a lack of connectivity for vehicular and pedestrian traffic and higher likelihood of future concerns as the south side of Mandan continues to develop.

Requested Zone Change

R7 – Residential for:

Lots 1-5 and 12-15, Block 2

Lots 6-9, Block 3

Lots 5-18, Block 4

Lots 1-19, Block 5

RM – Residential for:

Lots 1-4, Block 1

Lots 6-11 and 16, Block 2

Lots 1-5 and 10-13, Block 3

Lots 1-4, Block 4

Adjacent Properties Zoning, Land Use and Future Land Use

Adjacent properties to the north and south is zoned R7 – Residential and Agriculture, to the east zoned RM – Residential and Agriculture; and to the west is public right-of-way and Agriculture. The Future Land Use Plan designates this area as Low Density Residential.

Staff Comments

- The preliminary plat does not contemplate access to Clover Grove to the east, either in actual dedication or preservation of right of way.
- The preliminary plat does not provide the required secondary access according to 2021 International Fire Code (IFC), Appendix D104.3 - Remoteness. "Where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses."
 - a. The straight line measurement between access roads is approximately

1,190 feet. The straight line diagonal measurement of the platted area is approximately 2,504 feet. This produces a ratio of .475, which does not satisfy the remoteness requirement.

- Staff requests that the owner and applicant develop an updated plat with full connection to the east at Clover Grove.
- Lot 19 of Block 5 has no access and will not be able to be developed.

Findings of Fact **Preliminary Plat**

1.

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 **does not** include sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision for projects identified in City masterplans;
4. The City of Mandan and other agencies **would not** be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development. **Insufficient access is provided according to the 2021 IFC.**
5. 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;
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision is **not** consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;

The proposed subdivision **would** adversely affect the public health, safety and general welfare.

Findings of Fact

Zone Change

1. Fulfills the goals, objectives, and policies of the future land use plan; and
2. Fulfills the goals, objectives, and policies of other plans as may be adopted by the city.

Public Outreach and Application Details

This item has been published in the Mandan News as required. An application and fee was received on July 25, 2025. Letters were sent to eighty-two adjacent property owners on April 9, 2026.

ATTACHMENTS:

1. Application Redacted
2. Keidels 5th Prelim. revised 3-31-26
3. Proposed Zoning Map
4. Draft Ordinance
5. Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

There has been considerable staff time into reviewing the proposed development.

LEGAL REVIEW:

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

RECOMMENDATION:

City Staff recommends denial of the Keidel's South Heart Terrace 5th Addition Preliminary Plat as presented.

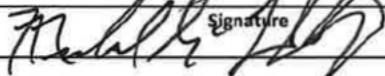
SUGGESTED MOTION:

I move to recommend denial of the Keidel's South Heart Terrace 5th Addition Preliminary Plat as presented.

CITY OF MANDAN		
Development Review Application		
<input type="checkbox"/>	Minor Plat (\$300)	X Zone Change (\$600)
<input type="checkbox"/>	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)
<input type="checkbox"/>	Final Plat up to 20 lots (\$450)	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$600)	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)		

Engineer/Surveyor			Property Owner or Applicant		
Name Mark Isaacs - ILSE Inc			Name Michael Liffrig		
Address [REDACTED]			Address [REDACTED]		
City Mandan	State ND	Zip 58554	City Mandan	State ND	Zip 58554
email [REDACTED]			email [REDACTED]		
Phone [REDACTED]		Fax	Phone [REDACTED]		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

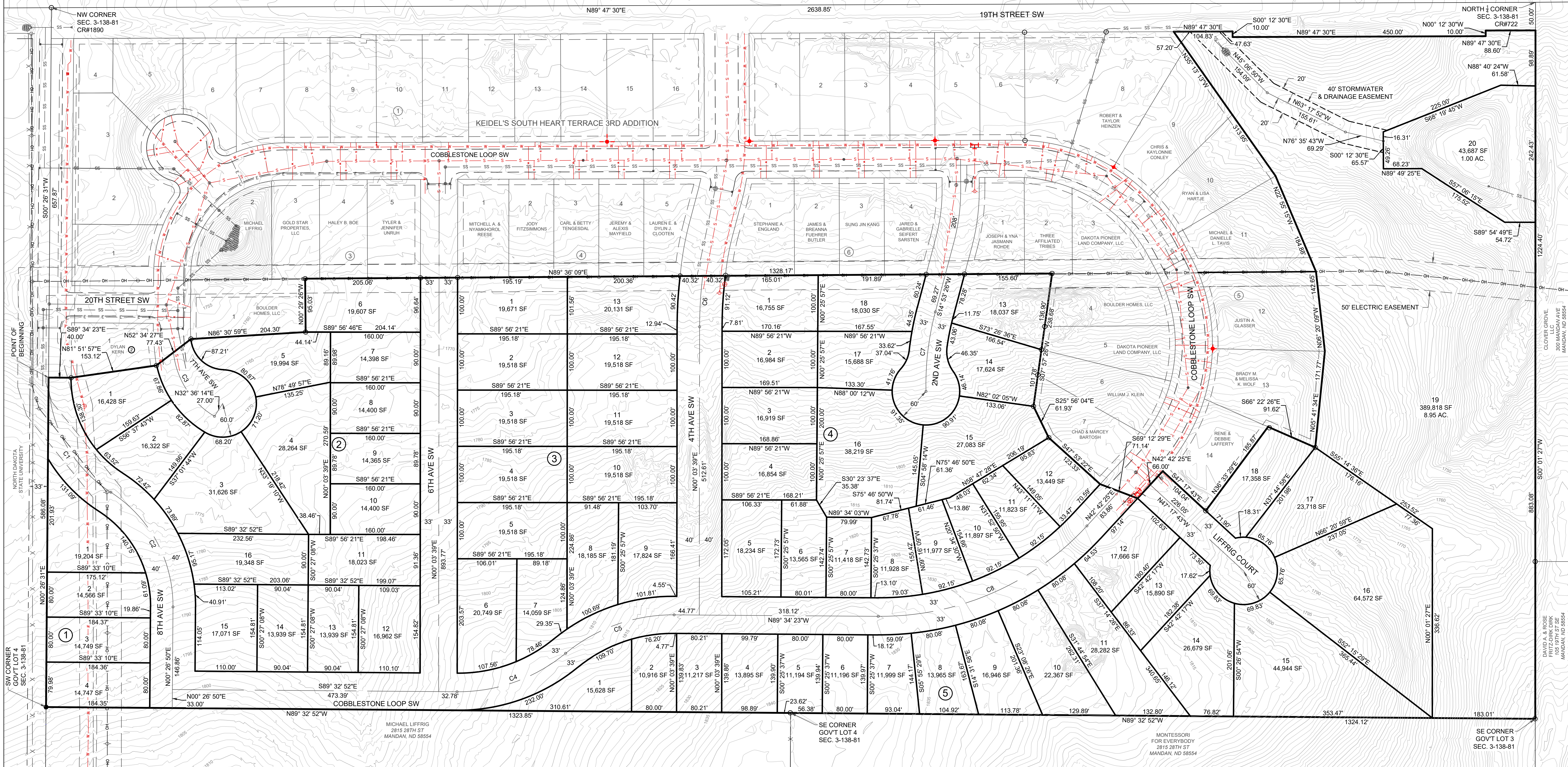
Location		Type		Existing Zone	Proposed Zone	Project Name	
X	City	ETA	New	Addition	R7	R3.2 & r7	Keidels South Heart Terrace 5th Addition
Property Address				Legal Description			
8th Ave SW				Part of NW Quarter S3-T138N-R81W			
Current Use							
Vacant							
Proposed Use							
Residential Subdivision				Section 3	Township 138	Range 81	
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
47.82 Acres	NA	NA	NA	NA	NA		

Print Name Michael Liffrig	Signature 	Date 7/24/25
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Office Use Only			
Date Received:	Initials: <i>ym</i>	Fees Paid: \$ 1100	Date 7-25-2025
Notice in paper	Mailed to neighbors	P&Z meeting	
Approved	Approved with conditions:		
Denied			

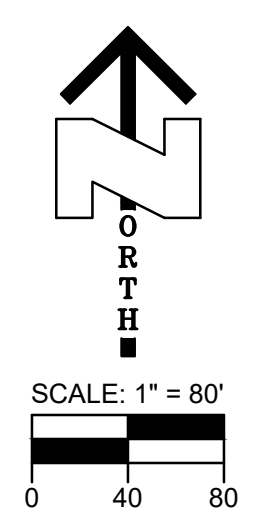
PRELIMINARY PLAT

KEIDEL'S SOUTH HEART TERRACE 5TH ADDITION TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 3, T138N, R81W



PROPERTY DESCRIPTION
A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3 MARKED BY A 1/2" REBAR; THENCE SOUTH 00° 26' 31" WEST ON THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 657.87 FEET TO A 1/2" REBAR WITH LS-9628 CAP BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 34' 23" EAST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 81° 51' 57" EAST A DISTANCE OF 153.12 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 52° 34' 27" EAST A DISTANCE OF 77.43 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 86° 30' 59" EAST A DISTANCE OF 204.30 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 00° 29' 26" WEST A DISTANCE OF 95.03 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 89° 36' 09" EAST A DISTANCE OF 1328.17 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 07° 57' 38" WEST A DISTANCE OF 238.62 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 25° 56' 04" EAST A DISTANCE OF 61.93 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 47° 53' 22" EAST A DISTANCE OF 123.33 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 69° 12' 29" EAST A DISTANCE OF 71.14 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 42° 42' 25" EAST A DISTANCE OF 66.00 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 47° 17' 43" EAST A DISTANCE OF 104.04 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 36° 33' 29" EAST A DISTANCE OF 185.87 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 66° 22' 26" EAST A DISTANCE OF 91.62 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 05° 41' 34" EAST A DISTANCE OF 171.77 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 06° 20' 09" WEST A DISTANCE OF 142.65 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 22° 55' 15" WEST A DISTANCE OF 184.88 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 35° 13' 13" WEST A DISTANCE OF 313.95 FEET TO A 1/2" REBAR WITH LS-4623 CAP AND THE SOUTH RIGHT OF WAY LINE OF 19TH STREET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 104.83 FEET; THENCE SOUTH 00° 12' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 450.00 FEET; THENCE NORTH 00° 12' 30" WEST ON SAID SOUTH LINE A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 88.60 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00° 01' 27" WEST ON SAID EAST LINE A DISTANCE OF 1224.40 FEET TO A 1/2" REBAR WITH LS-3595 CAP MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 89° 32' 52" WEST ON THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 1324.12 FEET TO A 1/2" REBAR WITH LS-951 CAP MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 4; THENCE CONTINUING NORTH 89° 32' 52" WEST ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 1323.85 FEET TO A 1/2" REBAR WITH LS-9628 CAP MARKING THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00° 26' 31" EAST ON THE WEST LINE OF SECTION 3 A DISTANCE OF 586.08 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 46.76 ACRES, MORE OR LESS.



- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
 - SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 - EXISTING ZONING IS R7 & A
 - PROPOSED ZONING IS: R7

ACREAGE TABLE	
LOT AREAS	39.94 ACRES
DEDICATED ROW	6.82 ACRES
TOTAL	46.76 ACRES

- LEGEND**
- FOUND SURVEY MONUMENT
 - SET CAPPED REBAR "LS-9628"
 - EXISTING POWER POLE
 - EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UTILITY EASEMENT
 - EXISTING BARBWARE FENCE
 - EXISTING CURB BACK
 - EXISTING ELECTRIC LINE

CENTERLINE CURVE DATA				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	242.18'	240.00'	S28° 28' 05"E	232.03'
C2	242.21'	240.00'	S28° 27' 51"E	232.06'
C3	140.00'	150.00'	S32° 44' 17"E	134.97'
C4	209.01'	300.00'	N70° 29' 36"E	204.81'
C5	208.88'	300.00'	N70° 28' 50"E	204.68'
C6	90.76'	750.00'	N03° 31' 40"E	90.71'
C7	142.83'	500.00'	N06° 42' 25"E	142.35'
C8	416.44'	500.00'	N66° 34' 01"E	404.50'

OWNER/DEVELOPER:
MICHAEL LIFFRIG
2815 28TH STREET
MANDAN, ND 58554

KEIDEL'S SOUTH HEART TERRACE 5TH ADDITION
GOVT LOTS 3 & 4
SECTION 3-T138N-R81W
MANDAN, NORTH DAKOTA

SHEET: 1 OF 1 JOB NUMBER: 24026
SCALE: 1" = 80' DWG REVISION DATES
DRAWN BY: MRL 3/12/26 -
DWG DATE: 7/23/25 3/31/26 -
DWG NAME: 24026 Keidel's 5th Preliminary Plat

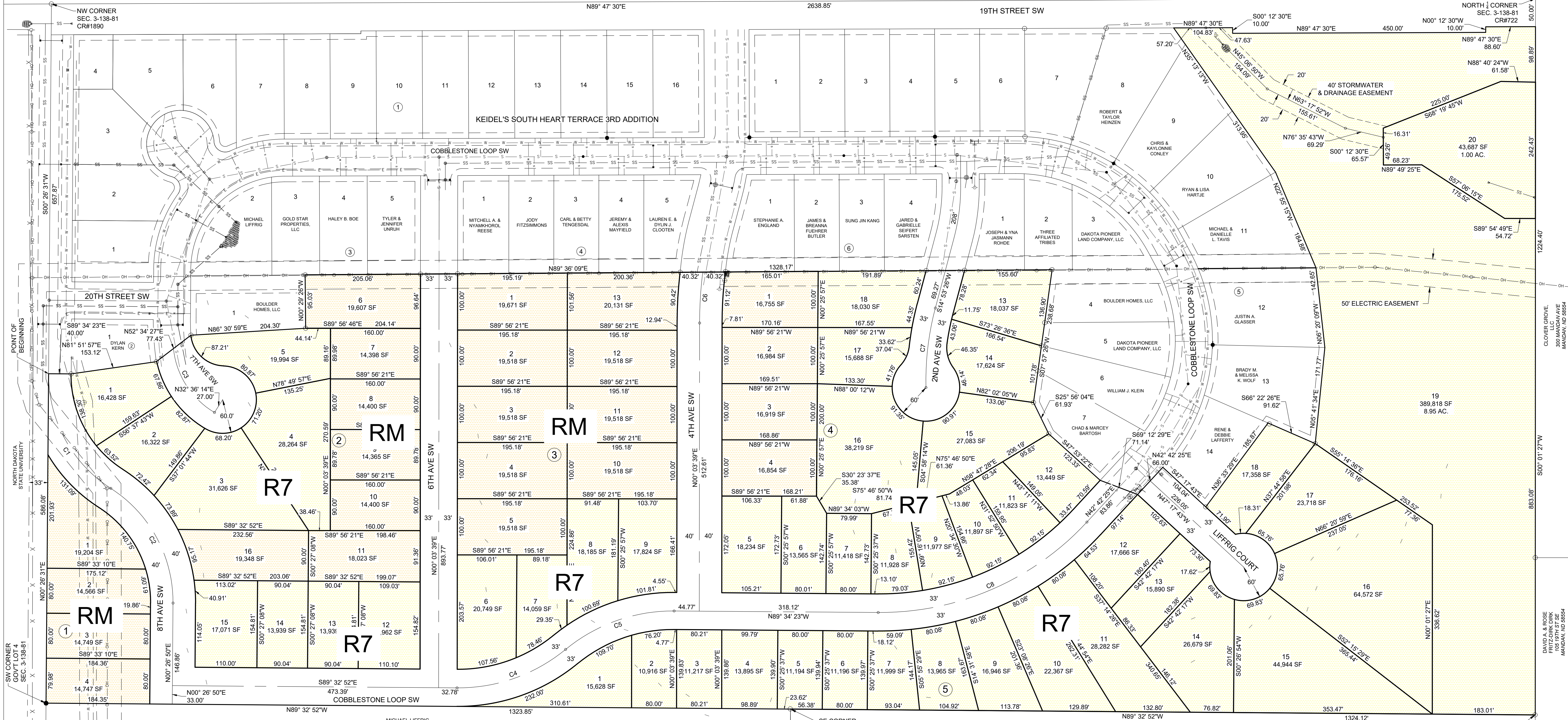
Independent Land Surveying & Engineering

4215 Old Red Trail NW
Mandan, ND 58554
Phone: 701-663-5184
Cell: 701-595-2078
mark@lsvrnynd.com
12-26.dwg

PRELIMINARY PLAT

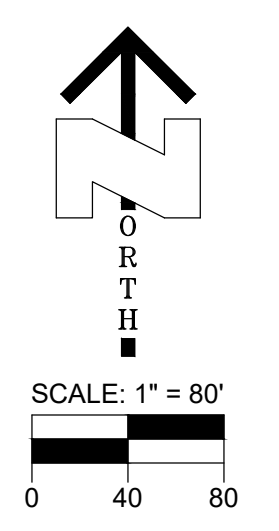
KEIDEL'S SOUTH HEART TERRACE 5TH ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA
PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 3, T138N, R81W



PROPERTY DESCRIPTION
A TRACT OF LAND BEING A PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 81 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORTON COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3 MARKED BY A 3/8" REBAR; THENCE SOUTH 00° 26' 31" WEST ON THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 657.87 FEET TO A 1/2" REBAR WITH LS-9628 CAP BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 34' 23" EAST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 81° 51' 57" EAST A DISTANCE OF 153.12 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 52° 34' 27" EAST A DISTANCE OF 77.43 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 86° 30' 59" EAST A DISTANCE OF 204.30 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 00° 29' 26" WEST A DISTANCE OF 95.03 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 89° 36' 09" EAST A DISTANCE OF 1328.17 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 07° 57' 38" WEST A DISTANCE OF 238.62 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 25° 56' 04" EAST A DISTANCE OF 61.93 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 47° 53' 22" EAST A DISTANCE OF 123.33 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 69° 12' 29" EAST A DISTANCE OF 71.14 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 42° 42' 25" EAST A DISTANCE OF 66.00 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 47° 17' 43" EAST A DISTANCE OF 104.04 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 36° 33' 29" EAST A DISTANCE OF 185.87 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE SOUTH 66° 22' 26" EAST A DISTANCE OF 91.62 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 05° 41' 34" EAST A DISTANCE OF 171.77 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 06° 20' 09" WEST A DISTANCE OF 142.65 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 22° 55' 15" WEST A DISTANCE OF 184.88 FEET TO A 1/2" REBAR WITH LS-4623 CAP; THENCE NORTH 35° 13' 13" WEST A DISTANCE OF 313.95 FEET TO A 1/2" REBAR WITH LS-4623 CAP AND THE SOUTH RIGHT OF WAY LINE OF 19TH STREET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 104.83 FEET; THENCE SOUTH 00° 12' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 450.00 FEET; THENCE NORTH 00° 12' 30" WEST ON SAID SOUTH LINE A DISTANCE OF 10.00 FEET; THENCE NORTH 89° 47' 30" EAST ON SAID SOUTH LINE A DISTANCE OF 88.60 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00° 01' 27" WEST ON SAID EAST LINE A DISTANCE OF 1224.40 FEET TO A 1/2" REBAR WITH LS-3595 CAP MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 89° 32' 52" WEST ON THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 1324.12 FEET TO A 1/2" T BAR WITH LS-951 CAP MARKING THE SOUTHEAST CORNER OF GOVERNMENT LOT 4; THENCE CONTINUING NORTH 89° 32' 52" WEST ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 1323.85 FEET TO A 1/2" REBAR WITH LS-9628 CAP MARKING THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00° 26' 31" EAST ON THE WEST LINE OF SECTION 3 A DISTANCE OF 586.08 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 46.76 ACRES, MORE OR LESS.



- NOTES:**
- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
 - SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
 - EXISTING CURB BACK
 - PROPOSED ZONING IS: R7

ACREAGE TABLE

LOT AREAS	39.94 ACRES
DEDICATED ROW	6.82 ACRES
TOTAL	46.76 ACRES

- LEGEND**
- FOUND SURVEY MONUMENT
 - SET CAPPED REBAR "LS-9628"
 - EXISTING POWER POLE
 - EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING OVERHEAD ELECTRIC
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Sheet: 1 of 1 JOB NUMBER: 24026
SCALE: 1" = 80' DWG REVISION DATES
DRAWN BY: MRI 3/12/26
DWG DATE: 7/23/25 3/31/26
DWG NAME: 24026 Keidels 5th Preliminary Plat Proposed Zoning Map.dwg

ORDINANCE NO. XXXX

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; and

WHEREAS, Adjacent properties to the north and south is zoned R7 – Residential and Agriculture, to the east zoned RM – Residential and Agriculture; and to the west is public right-of-way and Agriculture. R7 and RM – Residential would be appropriate; and

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:

KEIDELS SOUTH HEART TERRACE 5TH ADDITION IN SECTION 3, TOWNSHIP 138N, RANGE 81W, CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA:

SAID TRACT OF LAND CONTAINING 47.82 ACRES, MORE OR LESS.

- zoning shall be changed from R7 – Residential and shall be included in the following:

R7 – Residential for
Lots 1-5 and 12-15, Block 2
Lots 6-9, Block 3
Lots 5-18, Block 4
Lots 1-19, Block 5

RM – Residential for
Lots 1-4, Block 1
Lots 6-11 and 16, Block 2
Lots 1-5 and 10-13, Block 3
Lots 1-4, Block 4

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

James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission: April 27, 2026
First Consideration: May 19, 2026
Second Consideration and Final Passage: June 2, 2026



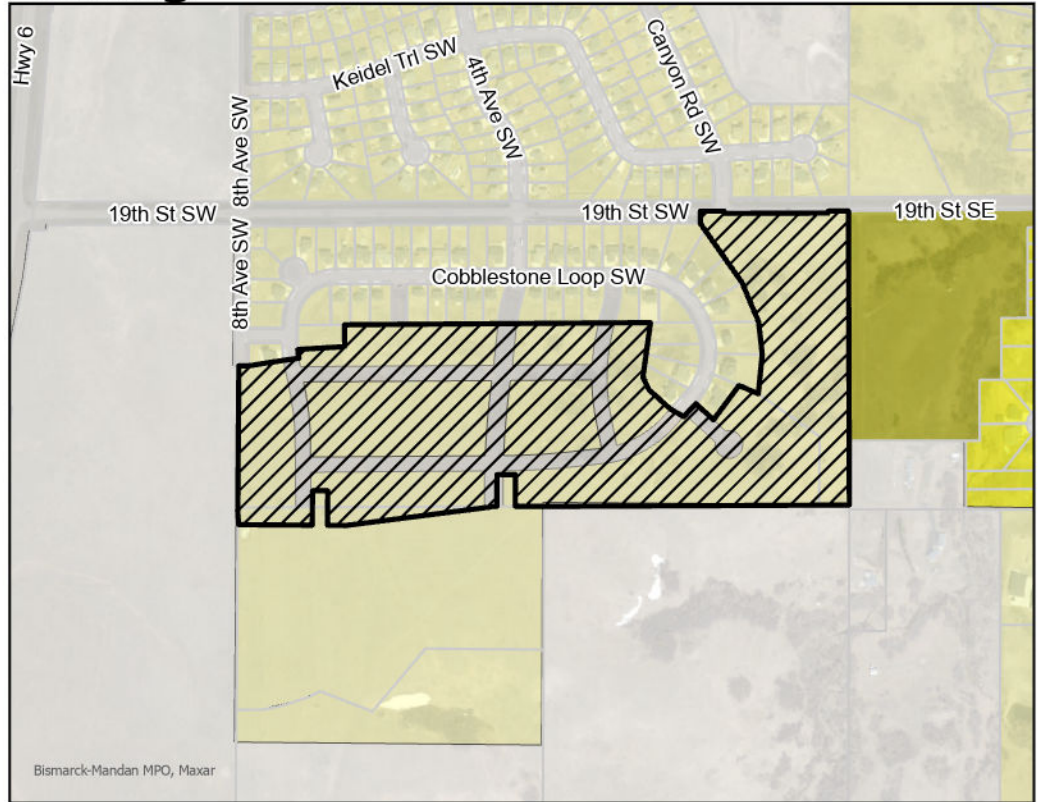
Zoning and Future Land Use Reference Map

Keidels 5th

Zoning Map Key

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

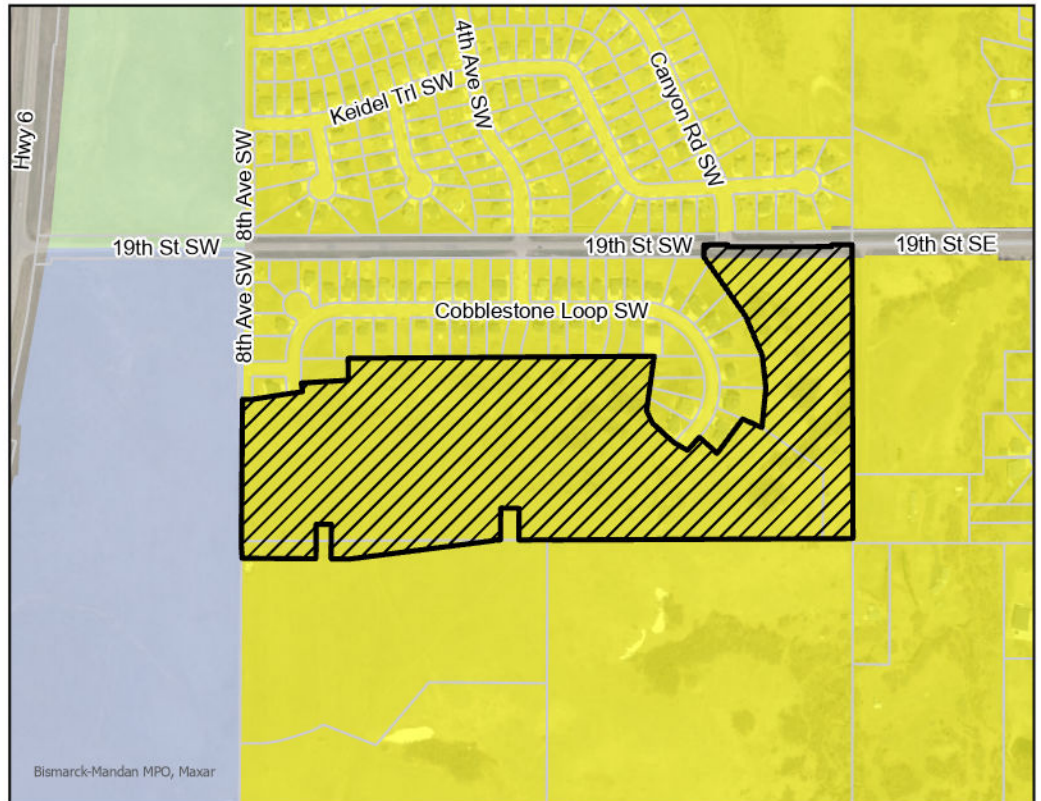
Zoning



Future Land Use Plan

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 |
| Proposed Site |



N

