



AGENDA
MANDAN PLANNING & ZONING COMMISSION
COMMISSION ROOM 5:15 P.M.
APRIL 25, 2016

Roll Call, Reading and Approval of the March 28, 2016 minutes.

OLD BUSINESS

1. Final plat and zone change of Ash Grove Estates.
2. Final replat and zone change of Lots 20-39, Block 2, Lakewood 8th Addition.

OTHER BUSINESS

1. Draft of proposed zoning districts.

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL BUILDING
March 28, 2016

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on March 28, 2016, at 5:15 p.m. CDT.

Commissioners Present: Fleischer, Kelly, Klein, Knoll, Leingang, Laber, Liepitz, Beach, Robinson

Commissioners Absent: Zachmeier, Van Beek, Mehlhoff

Commissioner Laber motions to approve the February 22, 2016 minutes. Commissioner Fleischer seconds. Upon vote, the motion receives unanimous approval of the Board.

OLD BUSINESS

1. Request by Ben Schaaf for a front setback variance on Lot 14, Block 3, Denison's Industrial Park Replat of Block 2.

Bob Decker, City Planner, asked for Attorney Brown's opinion on this request as motioned by Planning & Zoning Commissioners at the February 22, 2016, meeting. Commissioner Zachmeier thought the wording in last meeting's staff report was incorrect. Attorney Brown concludes the citation that was used the report is appropriate. It is also appropriate to take Planning & Zoning's recommendations to City Commission, who acts as Board of Adjustment, for consideration. Planning & Zoning could recommend changes to setback requirements to accommodate this request, but Attorney Brown recommends denying this request based on the current zoning. In his opinion, all criteria in the code for granting a variance must be met.

Bob recommends denying the request. He is working on a draft of adjustments to the zoning standards. The commission can review and make changes to zoning categories at that time.

Commissioner Leingang motions to recommend to the Board of Adjustment that the variance be denied. Commissioner Laber seconds. Upon vote, motion passes unanimously.

2. Update on concept plan located on Old Red Trail, by Force Contracting.

Bob Decker, City Planner, says Force Contracting is still working on this concept plan and they will see this in the near future. He just wanted to update the commissioners on that.

NEW BUSINESS

1. Final replat and zone change of Lots 20-39, Block 2, Lakewood 8th Addition.

Bob Decker, City Planner, describes the request. The water and sewer lines have been installed in this area. The replat would modify the lots, taking them from 20 to 26 total. The original concept was for twin homes. This replat and zone change would adjust lot sizes and include some single-family as well as the twin homes. Some of these single-family lots will

be reduced, making the building footprint larger on a smaller lot. The school site is south of this property and Lakewood 9th Addition is on the north side. Lakewood 9th has single and two-family residential. The question comes down to approving the smaller lot size with a larger structure. Bob included a draft PUD ordinance to list what the criteria would be. The setbacks would all be the same. The R3.2 allows for a 7,000 square feet lot to be split in half and each half owning 3,500 square feet.

Commissioner Laber understands PUD was to provide an option for mixed use development. She questions the reason for this request. The builder is asking for PUD so the lot size can be reduced more than what would be a minimum lot size in another zoning category. Bob says one of the options of a PUD is to adjust some of the standards and agrees the basic concept of a PUD is for a mixed use development. In this case, it's a mixed use of twins and singles. He would like to see a small lot option included in the zoning districts when the commission reviews and modifies the zones. These smaller lot options have been built and sold in the area. There is a market for them. Commissioner Laber agrees there is a market for the small lot, but is struggling with using a PUD option for this purpose. Bob says this is a small area and thinks it is a good use of the PUD option. This is a niche market and not every builder is going to do this.

Commissioner Liepitz agrees it is hard to distinguish between using the PUD to get around details of a zoning you don't like or accommodating a unique design. Are they setting a precedent? You could use a PUD on everything that doesn't fit. Bob says that is why he would like a small lot zoning defined.

Commissioner Leingang asks what is the main reason for reducing the lot size. Bob says it comes down to affordability. The reduced lot reduces cost. The smaller house and the smaller lot would match the affordability.

Commissioner Fleischer asks if this would create a traffic jam, because they would have to come in from the east or go around the school property and access the south. Is there an access to the north as well? Bob says there is a connection through Lakewood 9th, which is a little farther west of this project.

Commissioner Fleischer asks the developer if there is a big enough demand for this. Item #2 is asking for the same thing. What kind of clientele does he see interested in this?

Art Goldhammer, "I've sat through quite a few numerous presentations from consultants that the City of Mandan and the City of Bismarck have hired as of late that came up with the same result. We are in severe lack of affordable housing. The first time home buyer cannot afford the 10,000 square foot lot, the 3,000 square foot house with a four stall garage. Study after study has shown us that, like Mr. Decker alluded, he is working on an ordinance for some smaller lots. The PUD is used across the nation and the state of North Dakota as a vehicle to encourage alternative development, encourage mixed use development to find ways to bring a benefit to the city by offering different product type than the current zoning districts will allow without having to go through the pain of creating new zoning districts. Most of your major metro areas development over the last twenty to thirty years is done in the form of massive planned unit developments all the way to small planned unit developments. To answer your question, directly Commissioner Fleischer, there is a demand for that first time buyer to buy their first house under \$200,000. These particular lots are, like Mr. Decker said, if we had all twin homes, we'd just be in front of you for a...would it be a minor final plot? We could get that same number of count with the current zoning, providing

that they were all twin homes. We have built this product. Quite a few in Lakewood, Bridgeview Bay, north Mandan, south Mandan. Of the twin home product, both the two story and the one level product, it has been well received. The detached product has been well received in Lincoln and Bismarck as well as Fargo and West Fargo. Again, it's a price point. It's to get that first time buyer into a home for a price they could rent for. Nothing more, nothing less. Does that answer your question?"

Chair Robinson asks Art what his price point is. Art says the goal is for \$190,000 on the two story twin home all the way to mid \$250,000's. That has been a huge point by all the studies done. There are trying to listen to where the demand is.

Art says there is a letter about the sewer connection to the east on Shoal. There's a discrepancy between the city and various subcontractors who have performed water and sewer work. It is not his intention to put their connections into that as far as the liability of that. As long as they attest their installations and don't assume responsibility for things they didn't touch. To get ahead of the paving project in the works they don't want to hold the city up. They have proposed to put that in privately and assess it immediately upon commission approval should this commission deem it a favorable project.

Bob has given the commissioner's a copy of the letter. There is an issue with a sewer line to the east this project would connect to. That issue has to be resolved. It is actually flowing the wrong way. Art is not obligated in any way on that, but it has to be resolved before he can make his connections and get his project under way.

Commissioner Liepitz asks what the timeline is on the ordinance Bob is working on the accommodate the smaller lot. Bob says within the next few months he wants to get something to the commissioners to look at. The next goal is to go through the zoning districts. The discussion on that will come soon.

Commissioner Fleischer motions to recommend approval of the plat and the final plat be submitted to City Commission for consideration and the zoning to PUD with the base zoning of R3.2 is modified by staff recommendations. Commissioner Labor seconds. Upon vote, the motion passes unanimously.

2. Preliminary plat and zone change of Ash Grove Estates.

Bob Decker, City Planner, describes the item. This is the same developer and the same concept with a slightly larger area. This is the property south of Red Trail Elementary that the school district sold. It was deemed not needed by the school district. Again, a mix of twin homes and single-family. Some of these single-family homes are larger. Only the twin homes are on smaller lots. The concept shows twin homes on the north side of the development. They would back up to the school property. There are small lots that run along the west and south side. The existing homes these lots back up to have very small lots themselves and they may be interested in purchasing these small extra lots. Those residents tend to encroach into that area now. This would be an opportunity to adjust that existing subdivision.

There is a notch on the location map. Bob confirmed this notch was sold as well and it is included in the plat.

The streets are wide enough, with parking on one side of the street and a delivery truck stopped on the other, there would still be room to get around.

A preliminary stormwater has been done. A lot was taken out of the plat to increase the detention pond. The school's stormwater drains into the same pipe. It is discharged across the road and funneled to the east. Storm drainage will be along the curb. Inlets will drain the water into the pond.

Commissioner Laber asks Art what kind of housing mix is he putting in, for people to choose from.

Art Goldhammer, "We're planning on the upper \$180,000's to under \$300,000. Those small lots were something we discovered from the adjacent property owners when we had a neighborhood meeting. Some people had sprinkler heads that were across property lines and some wanted more back yard. We found it's wise planning to transition things evenly as you can. Doing the larger lots backed up to the existing subdivision was to give the existing residents a feel of something similar yet a little bit smaller behind their houses and then transitioning to a single family across the street to a higher density twin home against the school. Again, price points and provide a smooth transition through the neighborhood. As you can see, we don't have a bunch of people not wanting this. I'm pretty happy about that. That hasn't happened to me in a while. It seemed the adjacent property owners were pleased and it seemed like a good fit."

Commissioner Leingang asks if they are going to be 2 stall garages. He doesn't like some of the newer construction he has seen with only 1 stall. Art says they are all going to be 2 stall.

Commissioner Knoll asks about available parking. Bob explains there is parking on one side of the street for guest parking and overflow parking. Each lot will have a 2 car driveway/apron in front of the garage.

Larry Geise, West River Addition, "If you look at the map, in block 6 on the south side of Lewis Road, and I am certainly in support of this. I want you to know that. I think this is going to be a good thing for the neighborhood. That's why I wanted to come and say yes. I have a comment about that storage water. I've been there for 13 years. I was the last house on Lewis Road there for about 3 years after I moved in there. In about 2005-2006, development just took off and we have up there what we have. When 37th went in, where you have your storage water thing there, was a water pond. With heavy snows and so forth, that would fill up to about halfway to where you have that wind break. That would take to about the end of July to dry out. We had all kinds of garter snakes and all those things we had everything come in there. You put the street in, you have the storage water containment piece in there and you have water from our backyards and the school's backyard...everything comes together. I'm not sure the street is going to be enough. If we have the 50 year, 10 inch rain...especially the middle properties. The outside ones around the outside horseshoe. I don't think they're going to have any problems. But, I think we're compromising the integrity of those plots for at least the first two or three to the way east side next to that storage pond area. I would not want to buy those. I wouldn't. I'm sorry, but that's my only comment. I think maybe the developers and the engineers have looked at this and perhaps it's ok. I don't know, but I've seen a large pond of water in there and now you have an alkali hole. To me, if there's a soil sample, that alkali says you're not going to grow much grass in that anyway."

Bob says there were some issues with that road because of the ground water. The road actually failed and had to be rebuilt. When they go to put their sewer tap in, they're going to have to cut that street. So, they're going to have to have some special criteria for replacing

that trench. They're going to have to look at that water issue. The drainage design has to take into consideration that calculation of what the runoff's going to be.

Landon Niemiller, Swenson Hagen, says as part of the platting process the stormwater management plan has to be approved by the City of Mandan. There will be more storage after the street is put in and the land is graded. They will have calculations when the final plat comes back next month.

Commissioner Leingang motions to approve the preliminary plat with the final plat to be submitted to City Commission for consideration and the zoning changed to PUD with a base zoning of R3.2 modified by staff recommendations. Commissioner Kelly seconds. Upon vote, the motion passes unanimously.

3. Preliminary plat of Shoreline Addition.

Bob Decker, City Planner, describes the item. This is along the river. South of McKenzie Dr. and north of the bridge. The property is zoned RM (Multi-Family Residential). They are not asking to change the zoning. The plat splits one lot into a number of smaller lots, with the option of placing multi-unit buildings on the lots. The intended number of units is less than the maximum allowed for this zoning. It is in a floodplain. They will have to comply with all Fema regulations. They will have to either show the flood zone boundary line on the plat or do what they call a LOMR ...adjustment based on their grading plan that takes it out of the floodplain. An easement for fire turnaround will be between lots 8 & 9. There is also an access easement along the south boundary line. The river bank has to be accessible for maintenance.

Pat Koski, Developer, PM Koski Properties, "We did get our engineering back. We are above the flood plain. We are required to do a LOMA, not a LOMR, which means we need to have our foundations. We are going to have slab on grades. It will be 2 feet above the flood level, but we don't have to bring any fill dirt. Checking with the Corps of Engineers, we are above that. That was one of my biggest things when I bought the land. I didn't want people to have flood insurance. Cause I think it deters sales. Here's the newest layout of the land. This is that turn around. That also gives us the easement to get into the shoreline, if we ever needed to do anything back there. Talking to the Corps, they don't actually want us to touch the shoreline. That has been one of the best locations, they said, on the river. The existing rip rap they do not want me to touch and if I did, I would have to go through a 9 month application period of why this and everything else. I just did not want to do that, so I was thrilled to hear that the shoreline is fine and it's a stable bank and that's what it's deemed by the Corps. The price point on these...we're going to be around that \$400,000, on the water. Here's the front look of it. They're a four-plex unit. So there will be three buildings of four units. So far I've talked to a few neighbors and their really receptive of the plan. I actually have one neighbor in particular who wants to trade me his house and land for one of these units. Something I'm going to be considering as well. That's the thing with any of our developments I've done in the past is to make sure it's conducive to the neighborhood and we're not coming in and upsetting anybody. As Bob mentioned, the current zoning right now is zoned up to 46 units as an apartment building. It's not something we wanted to do. Here's the backside of that as well. That's your river view with the dividers. The ultimate goal would be to have each building have a shared dock system along the river. That's something I will have to deal with the Corps of Engineers on as far as getting a permit on that. I think for cleanliness and the

look to have each building have a dock. The floor plan will be main floor master. Total of three bedrooms, 2200 square feet with either 2 or 3 stall garages.”

He will come back with the final plat when it is ready.

Commissioner Liepitz motions to approve the preliminary plat. Commissioner Labor seconds. Upon vote, the motion passes unanimously.

Commissioner Labor motions to adjourn. Commissioner Leingang seconds. Motion passes unanimously. Meeting adjourns at 6:14 p.m.

OLD BUSINESS ITEM # 1

OLD BUSINESS ITEM # 1

Mandan Planning and Zoning Commission Agenda Item
 For Meeting on April 25, 2016
 Mandan Engineering and Planning Office Report
School District Sixth Addition
 Requested Action
Replat as Ash Grove Estates and Rezone

Application Details				
Applicant	Owner	Subdivision	Legal Description	
Dakota Pioneer Land Company	Mandan Public School district No. 1	School District Sixth Addition	portion of Lot 1, Block 1 and Lot 2, Block 1 School District Sixth Addition	
Location 37 th Ave. NW north of Old Red Trail		Proposed Land Use residential	Parcel Size 10.22 ac	Number of Lots 55 + 1
Existing Land Use vacant	Adjacent Land Uses Residential and school	Current Zoning R7	Proposed Zoning PUD	Adjacent Zoning R7 & RM
Fees \$650	Date Paid 3/23/2016	Adjacent Property Notification Sent 4/11/2016	Legal Notices Published 4/8/2016 & 4/15/2016	

Project Description
<p>The city commission voted to return this project to P&Z for more study. Issues raised at the public hearing include:</p> <ol style="list-style-type: none"> 1. The school is full and this project will make it worse. 2. Parents have been notified that their child will attend another school next year. 3. The area is all single family and it should stay that way. 4. There are groundwater problems in this area. 5. Would narrowing the streets make snow removal more difficult? <p>One presenter claimed to have a petition signed by many neighbors. He showed some addresses on the projector but did not submit a copy of the petition. There was no indication of what the petition said.</p>
Agency & Other Department Comments
Engineering & Planning Staff Comments
<p>Notices were published in the newspaper on 3/18 and 3/25 and Letters were sent on 3/1 to 110 neighbors for the 3/28 P&Z meeting. Notices were published in the newspaper on 4/8 and 4/15 and letters were sent to 110 neighbors on 4/11 for the 4/19 City Commission meeting and the 4/25 P&Z meeting.</p> <p>Since the last meeting several emails were received by Commissioner Laber complaining about the project.</p> <p>Mike Bitz, School Superintendent, was contacted regarding school issues. He is likely to attend the meeting to be available for questions.</p> <p>The area immediately around the school is predominantly single family but not all. There are twin homes, old mobile homes, newer manufactured homes and commercial uses within ¼ mile of the school.</p> <p>The groundwater issues have been well documented and the developer and his engineer are aware of the issues. Special design requirements will need to be followed when installing underground utilities and streets.</p> <p>The street is narrower but the boulevard area is not. A narrower street means less snow to plow. The issue is really the width of the driveways in relation to the width of the lots. There is limited area between the</p>

driveway aprons in which to pile snow. Snow management has been handled effectively in the past and will continue to be. City staff responds as needed during a storm. If needed, accumulated snow can be removed from the area.

All units would be standard site built construction. The developer would be the builder so there is control over the type of housing to be built. The goal of the development is to provide a mix of housing options with a wide price range that would attract young families with children who would attend the school next door. The developer is a Mandan resident.

The issue of what to do with the 20 foot strip of land along the west and south sides of the proposed development will need to be addressed by the developer.

Engineering & Planning Recommendation

Hear from the developer as to any proposed changes to the plat or zoning requirements.

Proposed Motion

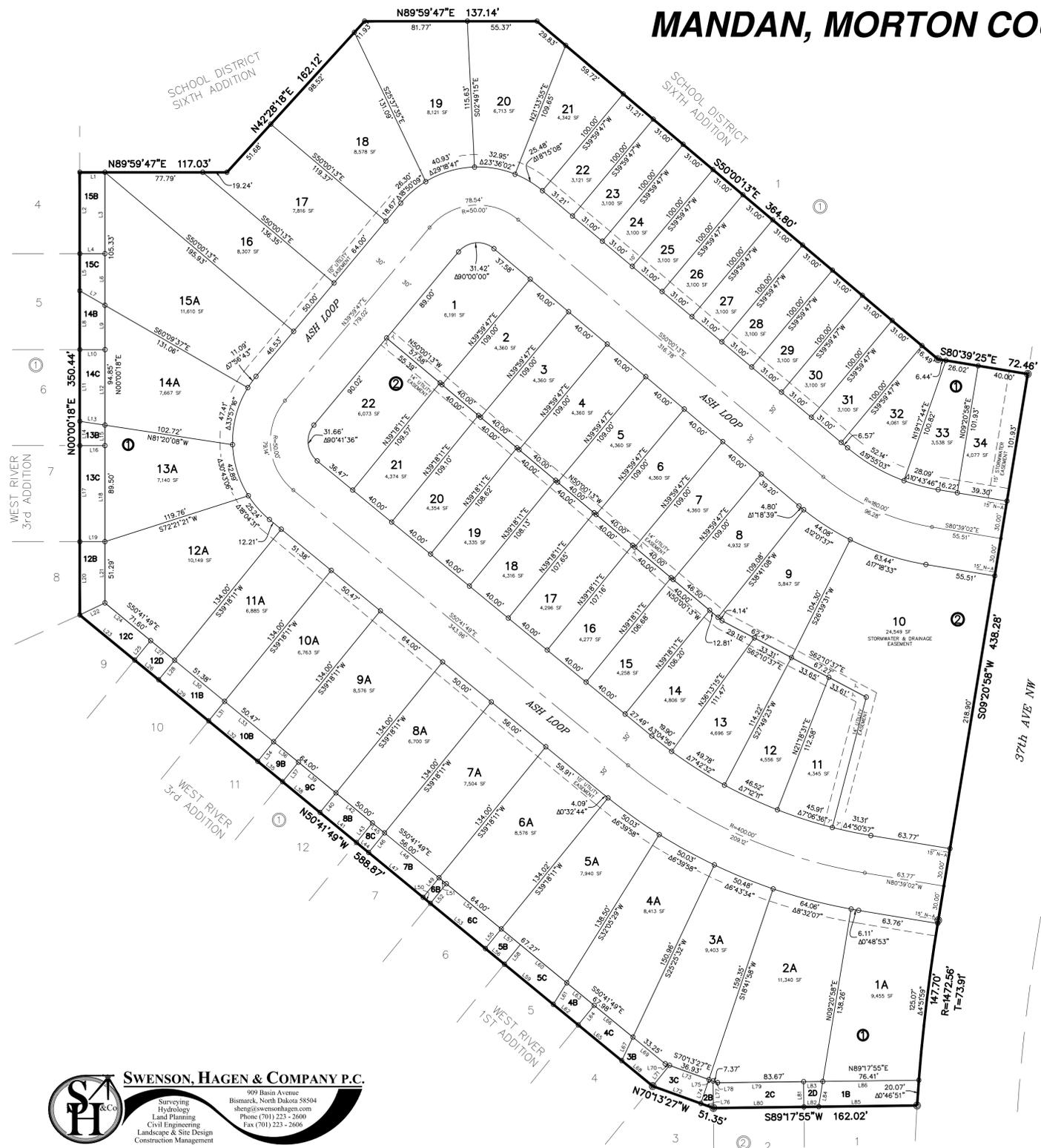
Make a motion based on discussion.



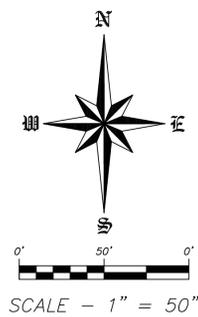
ASH GROVE ESTATES ADDITION

A REPLAT LOT 2 AND PART OF LOT 1 BLOCK 1
SCHOOL DISTRICT SIXTH ADDITION
PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 139 NORTH,
RANGE 81 WEST TO THE CITY OF

MANDAN, MORTON COUNTY, NORTH DAKOTA



NOTES
BASIS OF BEARINGS:
NORTH DAKOTA STATE PLANE, SOUTH ZONE
BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.



MARCH 23, 2016

○ MONUMENT TO BE SET
● MONUMENT IN PLACE

Line #	Length	Direction
L1	20.00'	N89°59'47"E
L2	64.42'	N00°00'18"E
L3	64.43'	S00°00'18"W
L4	20.00'	S89°59'42"E
L5	29.43'	N00°00'18"E
L6	40.90'	S00°00'18"W
L7	23.06'	S80°00'37"E
L8	46.57'	N00°00'18"E
L9	35.10'	S00°00'18"W
L10	20.00'	S89°59'42"E
L11	56.71'	N00°00'18"E
L12	59.75'	S00°00'18"W
L13	20.23'	N81°20'08"W
L14	19.29'	N00°00'18"E
L15	16.25'	S00°00'18"W
L16	20.00'	S89°59'42"E
L17	76.00'	N00°00'18"E
L18	76.00'	S00°00'18"W
L19	9.33'	S89°59'42"E
L20	58.02'	N00°00'18"E
L21	48.54'	S00°00'18"W
L22	22.13'	S84°39'15"W
L23	56.46'	S50°41'49"E
L24	46.98'	S50°41'49"E
L25	20.00'	S39°18'11"W
L26	24.62'	S50°41'49"E
L27	24.62'	S50°41'49"E
L28	20.00'	S39°18'11"W
L29	51.38'	S50°41'49"E
L30	51.38'	S64°14'49"E
L31	20.00'	S39°18'11"W
L32	50.47'	S50°41'49"E
L33	50.47'	S50°41'49"E
L34	20.00'	S39°18'11"W
L35	25.53'	S50°41'49"E
L36	25.53'	S50°41'49"E
L37	20.00'	S39°18'11"W
L38	38.47'	S50°41'49"E
L39	38.47'	S50°41'49"E
L40	20.00'	S39°18'11"W
L41	37.53'	S50°41'49"E
L42	37.53'	S50°41'49"E
L43	20.00'	S39°18'11"W

Line #	Length	Direction
L44	12.47'	S50°41'49"E
L45	12.47'	S50°41'49"E
L46	20.00'	S39°18'11"W
L47	56.00'	S50°41'49"E
L48	56.00'	S50°41'49"E
L49	20.00'	S39°18'11"W
L50	7.53'	S50°41'49"E
L51	7.53'	S50°41'49"E
L52	20.00'	S39°18'11"W
L53	56.47'	S50°41'49"E
L54	56.47'	S50°41'49"E
L55	20.00'	S39°18'11"W
L56	19.53'	S50°41'49"E
L57	19.53'	S50°41'49"E
L58	20.00'	S39°18'11"W
L59	50.27'	S50°41'49"E
L60	47.74'	S50°41'49"E
L61	20.16'	S32°05'29"W
L62	25.73'	S50°41'49"E
L63	28.26'	S50°41'49"E
L64	20.00'	S39°18'11"W
L65	44.66'	S50°41'49"E
L66	39.72'	S50°41'49"E
L67	20.60'	S25°25'32"W
L68	31.75'	S50°41'49"E
L69	33.25'	S50°41'49"E
L70	3.65'	S70°13'27"E
L71	21.22'	N39°18'11"W
L72	40.74'	S70°13'27"E
L73	33.27'	S70°13'27"E
L74	20.00'	S18°41'58"W
L75	3.51'	S70°13'27"E
L76	10.61'	S70°13'27"E
L77	21.35'	N00°42'05"W
L78	3.86'	S70°13'27"E
L79	68.41'	N89°17'55"E
L80	72.02'	N89°17'55"E
L81	20.00'	N00°42'05"W
L82	11.71'	N89°17'55"E
L83	15.26'	N89°17'55"E
L84	20.31'	N09°20'58"E
L85	78.29'	N89°17'55"E
L86	76.41'	N89°17'55"E

Lot #	Area
1A	1,546 SF
1B	141 SF
2C	1,443 SF
2D	270 SF
3B	687 SF
3C	740 SF
4B	540 SF
4C	844 SF
5B	391 SF
5C	980 SF
6B	151 SF
6C	1,129 SF
7B	1,120 SF
8B	751 SF
9B	769 SF
10B	1,009 SF
11B	1,028 SF
12B	1,066 SF
12C	1,034 SF
12D	492 SF
13B	355 SF
13C	1,520 SF
14B	817 SF
14C	1,164 SF
15B	1,288 SF
15C	703 SF

DESCRIPTION
ASH GROVE ESTATES ADDITION, BEING A REPLAT OF LOT 2 AND PART OF LOT 1 BLOCK 1 SCHOOL DISTRICT SIXTH ADDITION, PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 139 NORTH, RANGE 81 WEST, TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2 WEST RIVER 1ST ADDITION; THENCE SOUTH 89 DEGREES 17 MINUTES 55 SECONDS WEST, ALONG THE BOUNDARY OF WEST RIVER 1ST ADDITION, A DISTANCE OF 162.02 FEET; THENCE NORTH 70 DEGREES 13 MINUTES 27 SECONDS, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 51.35 FEET; THENCE NORTH 50 DEGREES 41 MINUTES 49 SECONDS WEST, CONTINUING ALONG SAID BOUNDARY AND THE BOUNDARY OF WEST RIVER 3RD ADDITION, A DISTANCE OF 588.87 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST, CONTINUING ALONG THE BOUNDARY OF WEST RIVER 3RD ADDITION, A DISTANCE OF 350.44 FEET TO THE BOUNDARY OF LOT 1 BLOCK 1 SCHOOL DISTRICT SIXTH ADDITION; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 117.03 FEET; THENCE NORTH 42 DEGREES 28 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 162.12 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 137.14 FEET; THENCE SOUTH 50 DEGREES 00 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 364.80 FEET; THENCE SOUTH 80 DEGREES 39 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 72.46 FEET TO THE WEST LINE OF 37TH AVENUE NW RIGHT OF WAY; THENCE SOUTH 09 DEGREES 20 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 438.28 FEET; THENCE SOUTH-WESTERLY AND TO THE LEFT, CONTINUING ALONG SAID WEST LINE, ON A 1472.56 FOOT RADIUS CURVE, AN ARC LENGTH OF 147.70 FEET TO THE POINT OF BEGINNING.
THE ABOVE TRACT CONTAINS 10.22 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA 58504

TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595

ON THIS _____ DAY OF _____ 2016, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2016

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA, ON THE _____ DAY OF _____ 2016, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN.

BILL ROBINSON - CHAIRMAN
NANCY MOSER - SECRETARY

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT. HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF MANDAN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____ 2016.

ARLYN VAN BEEK - MAYOR
ATTEST: JIM NEUBAUER
CITY ADMINISTRATOR

APPROVAL OF _____

I, _____ HEREBY APPROVE "ASH GROVE ESTATES ADDITION", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERITY HOMES OF BISMARCK, LLC, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "ASH GROVE ESTATES ADDITION", MANDAN, NORTH DAKOTA. THEY ALSO DEDICATE EASEMENTS TO THE CITY OF MANDAN TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESCRIBED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS

ARTHUR GOLDAMMER
DAKOTA PIONEER LAND COMPANY, LLC
3100 N. 14TH ST
BISMARCK, ND 58503

ON THIS _____ DAY OF _____ 2016, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER OF DAKOTA PIONEER LAND COMPANY, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____



ASH GROVE ESTATES ADDITION

PUD SITE PLAN

MANDAN, NORTH DAKOTA

PUD ZONING REQUIREMENTS:

DENSITY: 6.0 UNITS/ACRE MAXIMUM
56 BUILDABLE LOTS

MINIMUM PRIMARY BUILDING SETBACKS
FRONT YARD ADJACENT TO ASH LOOP: 25'
FRONT YARD ADJACENT TO 37TH : 15'
SIDE YARD: 5'
REAR YARD: 15'

MINIMUM LOT DIMENSIONS
SINGLE FAMILY: 35' LOT WIDTH
TWIN HOME: 30' LOT WIDTH

MINIMUM ACCESSORY BUILDING SETBACKS
FRONT YARD ADJACENT TO ASH LOOP: 25'
FRONT YARD ADJACENT TO 37TH : 15'

MINIMUM LOT AREA
SINGLE FAMILY: 4,000 SF
TWINHOME: 3,000 SF
LOT COVERAGE: 50%

NON-CONFORMING LOTS (EG:10B, 15C) TO BE COMBINED WITH ADJOINING PROPERTIES OF WEST RIVER 1ST, WEST RIVER 3RD, OR ASH GROVE ESTATES



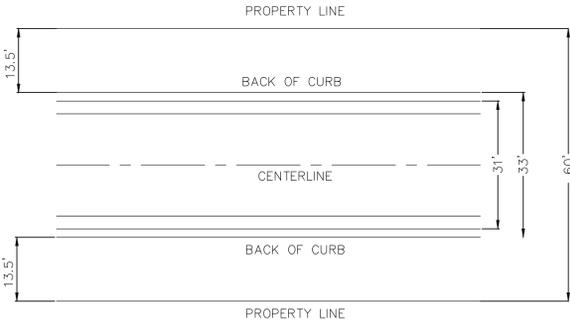
SCALE - 1" = 60"

VERTICAL DATUM: NGVD 29

MARCH 1, 2016



SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58301
sheng@swensonhagen.com
Phone (701) 223-2600
Fax (701) 223-2606
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management



ROW: 60' ROW W/31' PAVING - MOUNTABLE CURB

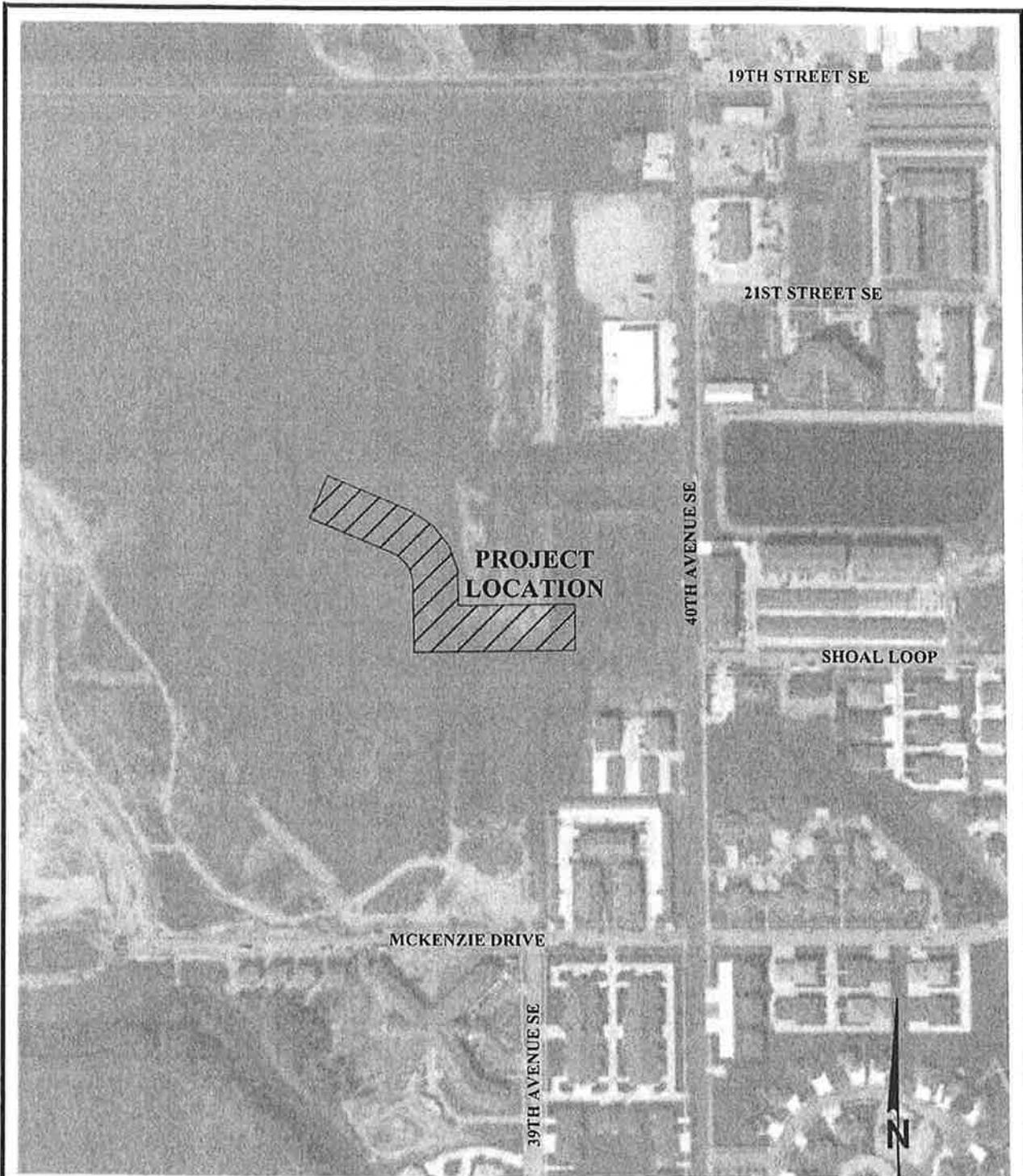
OLD BUSINESS ITEM # 2

OLD BUSINESS ITEM # 2

Mandan Planning and Zoning Commission Agenda Item
 For Meeting on April 25, 2016
 Mandan Engineering and Planning Office Report
Lots 20-39, Block 2 Lakewood 8th Addition
 Requested Action
Replat and Rezone

Application Details					
Applicant Verity Homes of Bismarck, LLC	Owner Arthur Goldammer	Subdivision Lakewood 8th		Legal Description Lots 20-39, Block 2	
Location 24 th St. SE west of 40 th Ave. SE		Proposed Land Use residential		Parcel Size 1.57 ac	Number of Lots 20, proposed 26
Existing Land Use vacant	Adjacent Land Uses Residential and future school site		Current Zoning R3.2	Proposed Zoning PUD	Adjacent Zoning R3.2 & RM
Fees \$925	Date Paid 2/24/2016	Adjacent Property Notification Sent 4/12/2016		Legal Notices Published 4/18/2016 & 4/15/2016	

Project Description
The city commission voted to approve the first consideration of the PUD ordinance at their 4/19 meeting.
Agency & Other Department Comments
Engineering & Planning Staff Comments
No changes have been proposed to the submitted plat.
Engineering & Planning Recommendation
Proposed Motion
Move to recommend that the final plat as presented be approved by City Commission.



MAJOR WATERSHED: PAINTED WOODS-SQUARE BUTTE WATERSHED
 SOIL TYPE: HAVRELOM FINE SANDY LOAM, 0-2 PERCENT SLOPES
 HAVRELOM LOAM, 0-2 PERCENT SLOPES
 LOHLER COMPLEX, 0-2 PERCENT SLOPES

NOT TO SCALE



SWENSON, HAGEN & COMPANY P.C.

Surveying
 Hydrology
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 Civil Engineering
 Landscape & Site Design
 Construction Management

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 Fax (701) 228-2606

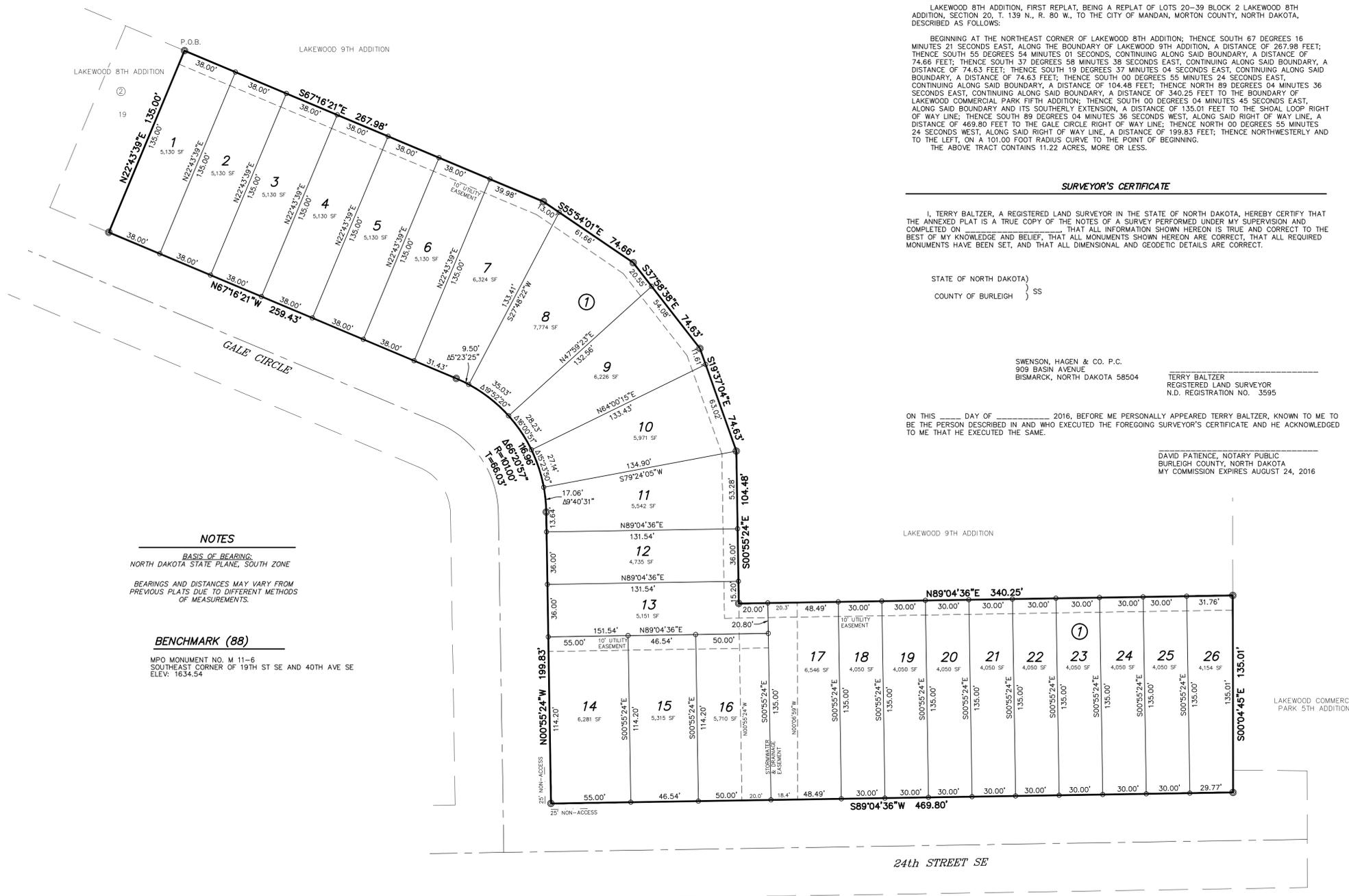
FIGURE ONE

LOCATION MAP
 LAKEWOOD 8TH ADDITION FIRST REPLAT
 STORM WATER PERMIT APPLICATION

LAKWOOD 8TH ADDITION FIRST REPLAT

BEING A REPLAT OF LOT 20-39 BLOCK 2 LAKWOOD 8TH ADDITION
PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, TOWNSHIP
139 NORTH, RANGE 80 WEST

CITY OF MANDAN, NORTH DAKOTA



NOTES

BASIS OF BEARING:
NORTH DAKOTA STATE PLANE, SOUTH ZONE

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

BENCHMARK (88)

MPO MONUMENT NO. M 11-6
SOUTHEAST CORNER OF 19TH ST SE AND 40TH AVE SE
ELEV: 1634.54

DESCRIPTION

LAKWOOD 8TH ADDITION, FIRST REPLAT, BEING A REPLAT OF LOTS 20-39 BLOCK 2 LAKWOOD 8TH ADDITION, SECTION 20, T. 139 N., R. 80 W., TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LAKWOOD 8TH ADDITION; THENCE SOUTH 67 DEGREES 16 MINUTES 21 SECONDS EAST, ALONG THE BOUNDARY OF LAKWOOD 9TH ADDITION, A DISTANCE OF 267.98 FEET; THENCE SOUTH 55 DEGREES 54 MINUTES 01 SECONDS, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 74.66 FEET; THENCE SOUTH 37 DEGREES 58 MINUTES 38 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 74.63 FEET; THENCE SOUTH 19 DEGREES 37 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 74.63 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 24 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 104.48 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 36 SECONDS EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 340.25 FEET TO THE BOUNDARY OF LAKWOOD COMMERCIAL PARK FIFTH ADDITION; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST, ALONG SAID BOUNDARY AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 135.01 FEET TO THE SHOAL LOOP RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 04 MINUTES 36 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 469.80 FEET TO THE GALE CIRCLE RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 55 MINUTES 24 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 199.83 FEET; THENCE NORTHWESTERLY AND TO THE LEFT, ON A 101.00 FOOT RADIUS CURVE TO THE POINT OF BEGINNING.

THE ABOVE TRACT CONTAINS 11.22 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY BALTZER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON _____ THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH) SS

SWENSON, HAGEN & CO. P.C.
909 BASIN AVENUE
BISMARCK, NORTH DAKOTA 58504

TERRY BALTZER
REGISTERED LAND SURVEYOR
N.D. REGISTRATION NO. 3595

ON THIS _____ DAY OF _____ 2016, BEFORE ME PERSONALLY APPEARED TERRY BALTZER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATIENCE, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES AUGUST 24, 2016

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN, ON THE _____ DAY OF _____ 2016, IN ACCORDANCE WITH LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF MANDAN AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN.

BILL ROBINSON - CHAIRMAN

NANCY MOSER - SECRETARY

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VERITY HOMES OF BISMARCK, LLC, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "LAKWOOD 8TH ADDITION FIRST REPLAT", MANDAN, NORTH DAKOTA.

THEY ALSO DEDICATE EASEMENTS TO THE CITY OF MANDAN TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER & STORM WATER EASEMENTS.

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS

ARTHUR GOLDAMMER
VERITY HOMES OF BISMARCK, LLC
3100 N. 14TH ST
BISMARCK, ND 58503

ON THIS _____ DAY OF _____ 2016, BEFORE ME PERSONALLY APPEARED ARTHUR GOLDAMMER OF VERITY HOMES OF BISMARCK, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF MANDAN, NORTH DAKOTA, AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THE ANNEXED PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____ 2016.

ARLYN VAN BEEK -MAYOR

ATTEST: JIM NEUBAUER
CITY ADMINISTRATOR

APPROVAL OF _____

I, _____ HEREBY APPROVE "LAKWOOD 8TH ADDITION FIRST REPLAT", MANDAN, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.



SCALE - 1" = 40"

FEBRUARY 17, 2016

- MONUMENT TO BE SET
- MONUMENT IN PLACE



SWENSON, HAGEN & COMPANY P.C.

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Fax (701) 223-2606

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

OTHER BUSINESS ITEM # 1

OTHER BUSINESS ITEM # 1

RESIDENTIAL DISTRICTS

Label	R-EF	R-EN	R-LLSF	R-SF	R-SLSF	R-TH	R-MLD	R-MHD	R-MP	R-SFM	
Name	Residential - Extraterritorial Farm	Residential - Extraterritorial Non-farm	Residential-Large Lot Single Family	Residential-Single Family	Residential-Small Lot Single Family	Residential-Twin Home	Residential-Multi-family Low Density	Residential-Multi-family High Density	Residential - Manufactured Park	Residential -Single Family Manufactured	
Net Development Density	0.2	1	3.1	6.2	10.9	14.5	20	30	17.4 +	14.5	
Primary Uses	Single Family, General & Truck Farming Groups	Single Family	Single Family (Min. 3000 sf)	Single Family	Single Family	Twin Home	2 or more dwelling units per building	10 or more dwelling units per building	Manufactured & Modular	Manufactured & Modular	
Secondary uses	Bed & Breakfast (7)				Duplex	10% single-family			RV & travel trailer		
Conditional	Group dwelling	Public Recreation Group	Public Recreation Group	Public Recreation Group	Public Recreation Group	Public Recreation Group	Public Recreation Group	Group dwelling	Group dwelling	Public Recreation Group	Public Recreation Group
	Retail Group A										
	Service Group A	Utility Service Group	Utility Service Group	Utility Service Group	Utility Service Group	Utility Service Group	Utility Service Group	Public Recreation Group	Public Recreation Group	Utility Service Group	Utility Service Group
	Office Group	Religious	Religious	Religious				Utility Service Group	Utility Service Group	Health Group	Health Group
	Commercial Recreation Group	Bed & Breakfast (4)	Bed & Breakfast (4)					Office Group	Office Group	Special use	Education Group
	Health Group							Health Group	Health Group		
	Education Group							Education Group	Education Group	site built primary structure	
	Public Recreation Group							Special use	Special use		
	Utility Service Group										
	Religious										
Special use											
Front Yard	50 / 100	40	25	25	15	15	25	25	25	15	
Garage	50 / 100	25	25	25	25	25	25	25	25	25	
Side Yard	20 / 100	20	10	6	4	3	10	15	10	3	
Rear Yard	50 / 100	50	30	20	20	20	20	30	10	15	
P S Lot Coverage	5%	15%	30%	30%	40%	40%	30%	25%	40%	45%	
A S Lot Coverage	10%	15%	10%	10%	10%	10%	15%	20%	15%	10%	
T S Lot Coverage	15%	30%	40%	40%	50%	50%	45%	45%	55%	55%	
Lot Area	217,800	Custer Health	14000	7000	4000	3000	10000	20000	2500	3000	
Primary Building Height	45 ft. / 3.5 s	40 ft. / 3 s	40 ft. / 3 s	35 ft. / 2.5 s	35 ft. / 2.5 s	35 ft. / 2.5 s	45 ft. / 3.5 s	60 / 5 s	35 ft. / 2.5 s	25 ft. / 2 s	
Accessory Building	45 ft. / 3.5 s	30 ft. / 2.5 s	25 ft. / 2 s	25 ft. / 2 s	25 ft. / 2 s	25 ft. / 2 s	25 ft. / 2 s	25 ft. / 2 s	35 ft. / 2.5 s	25 ft. / 2 s	

Height										
Minimum Street Frontage	100	80	45	35	25	25	40	60	100	26

Categorization of uses

Instead of having a list of allowed uses, uses will be categorized. There will be primary uses, secondary uses and conditional uses. Each category will have different requirements. Secondary uses can have different setbacks, structure size limits or street type location requirements. Conditional uses would need to be approved by the Planning and Zoning Commission, would be site specific and could be time limited. A special use is a type of conditional use that would need to be approved by both the Planning and Zoning Commission and the Board of City Commissioners.

Structure size

The maximum lot coverage for all structures is fixed. The ratio between principal and accessory building sizes can vary by 5%. A conditional use procedure will be available to increase the allowable maximum with justification. Any adjustments would be made during the review and approval process for the proposed development and not after the fact.

Front setback

Since vehicles have gotten longer and more people have a pickup or SUV, there is a need to revise front yard setbacks so vehicles parked in front of a garage don't block the sidewalk. A crew cab long bed pickup is 22 feet long before you add a tow hitch on the rear and a winch or snow plow on the front. That is why there is a separate row in the chart for garages with a minimum setback of 25 feet. For some zones parts of the house can be closer to the sidewalk than the garage. For some zones parts of the house need to be farther from the road than the garage due to traffic noise and other considerations. Another adjustment that can be made is to vary the setback based on the classification or speed limit of the street in front of the house.

R-SF Residential – Suburban Farm

This district is designed to be a transition area from nearby properties where agriculture is the primary use. The minimum lot size is 5 acres. The standards for this zone will be coordinated with county zoning standards.

Agricultural uses are allowed. No more than 50% of the lot may be planted in agricultural crops. Farm animals are limited based on the size of the animal and the size of the property. Horses and other similar sized animals are counted as 1 animal unit each. Donkeys, miniature horses, goats, sheep and other similarly sized animals are counted as 0.5 animal units each. Chickens and other birds are counted as 0.1 animal units each. The total number of farm animals is limited to 2 animal units per acre. The animal allowance is calculated in 1/2 acre increments rounded to the nearest 1/2 acre. Deeper setbacks are required for structures or enclosures housing farm animals.

Up to 5% of the area in this district can be developed with commercial uses.

R-SN Residential – Suburban Non-farm

This district is the same as the large lot single family district without having public potable water or sanitary sewer available. The minimum lot size is governed by state rules administered by Custer Health.

R-LLSF Residential – Large Lot Single Family

This district is designed for larger single family homes. There is a minimum house size to help establish a uniform neighborhood character and value of properties.

R-SF Residential – Single Family

This district is the replacement for the current R7 district.

R-SLSF Residential – Small Lot Single Family

This district is designed to provide smaller lots for entry level homes or non-equal duplex structures (single family plus small apartment). Manufactured and modular structures would be accommodated in this district. Perimeter skirting is not allowed for manufactured or modular units. For structures with only two parking spaces in front of the garage, at least one parking space must be provided along the curb. The width of the driveway apron must be reduced if needed to provide the parking space along the curb. Where the lot is not wide enough to provide a parking space or a parking lane is not provided, the parking space must be provided within the subdivision no more than 5 lots away.

R-TH Residential – Twin Home

This district is the replacement for the current R3.2 district and is designed for duplex structures where each side can be owned separately. Lots would be platted before the structures are built. Lot splits after the structure is built would not be allowed. Up to 10% of the lots could be single family using the standards applicable to R-SLSF. For structures with only two parking spaces in front of the garage, at least one parking space must be provided along the curb. The width of the driveway apron must be reduced if needed to provide the parking space along the curb. Where the lot is not wide enough to provide a parking space or a parking lane is not provided, the parking space must be provided within the subdivision no more than 5 lots away.

R-MLD Residential – Multi-family Low Density

This district allows up to a density of 20 units per net acre. This district is designed to be a transition between single family or twin home districts and the higher density multi-family district.

R-MHD Residential – Multi-family High Density

This district replaces the current RM district and allows up to a density of 30 units per net acre.

R-MP – Manufactured Park

This district is the replacement for the current RH district and is limited to manufactured or modular dwelling units on rented lots. Perimeter skirting is allowed. Since RV and travel trailer spaces are allowed, the overall density can be quite high. The state issues an operating permit and sets some minimum standards.

R-SFM – Single Family Manufactured

This district replaces the current RMH district and is limited to manufactured or modular dwelling units on individually owned lots. Perimeter skirting is allowed.

COMMERCIAL, INDUSTRIAL AND AGRICULTURAL DISTRICTS

Label	C-N	C-C	C-DC	C-DF	C-R	I-L	I-H	A
Name	Commercial-Neighborhood	Commercial-Community	Commercial-Downtown Core	Commercial-Downtown Fringe	Commercial-Regional	Industrial-Light	Industrial-Heavy	Agriculture
Density	10	15	30	20	25	0	0	.5
Primary Uses	1 to 5 dwelling units per building	2 or more dwelling units per building	2 or more dwelling units per building	1 to 10 dwelling units per building	office group	office group	Fueling station	Single-family residence
	office group	office group	office group	office group	Retail Group A	Fueling station	Retail Group B	
	Retail Group A	Retail Group A	Retail Group A	Retail Group A	Service Group A	Vehicle sales & maintenance	Service Group B	Commercial crops
	Service Group A	Service Group A	Service Group A	Service Group A	Retail Group B		recreation	farm animals
	Fueling station	Fueling station	Community event	Fueling station	Vehicle sales & maintenance	Commercial residential	Vehicle sales & maintenance	farm buildings
		Vehicle sales & maintenance	Commercial residential	Vehicle maintenance	Service Group B	Retail Group B	Livestock sales and care	
		Commercial residential			Fueling station	Service Group B		
		Storage units			recreation	recreation	Rail and truck terminal	
					Wholesale	Wholesale		
					Commercial residential	Industrial Group A	Wholesale	
					Storage units	commercial farming	Industrial Group A	
							Industrial Group B	
						Storage units	commercial farming	
							Storage units	
Secondary uses	Pet grooming	Child or Adult Daycare	education group	Child or Adult Daycare	Kennel	kennel	kennel	Storage units
	Bed & Breakfast (4)		governmental		Pet grooming	Dog Daycare	Utility service	kennel
	Group dwelling	Dog Daycare	Religious	Pet grooming	Religious	Pet grooming		produce sales
		Pet grooming		Religious	education group	Utility service		Dog Daycare
		Religious		education group	Recreation	Funeral and burial services		Pet grooming
		education group		Bed & Breakfast (4)	Funeral and burial services			Religious
		residential health		residential health				Child or Adult Daycare
		Funeral and burial services						
Conditiona	more than 5 du	Utility service	Utility service	Utility service	governmental	Health	Health	Special use
	Utility service	governmental	Non-residential Health	governmental	Utility service	governmental	governmental	
	governmental	Retail Group B		Funeral and burial services	Non-residential Health	Non-residential Health	Non-residential Health	
	residential health	Service Group B						
	Child or Adult Daycare	Recreation		Recreation	Special use	Service Group A	Special use	
	Funeral and	Wholesale		Special use	Rail and truck terminals	Livestock sales and care	Commercial residential	

	burial services	Non-residential Health		Non-residential Health		Retail Group A	Special use	
	Religious			Storage units		Industrial Group B	office group	
	Recreation	Storage units		Special use		Rail and truck terminal		
	education group			Rail and truck terminal				
	Storage units							
Front Yard	15	20	0	10	50 / 25	30	40	20
Garage	25	25	10 from alley, 25 from street	10 from alley, 25 from street	25	75 from loading dock	75 from loading dock	25
Side Yard	adjacent residential, 3 minimum	adjacent residential, 3 minimum	adjacent residential, 0 minimum	adjacent residential, 0 minimum	adjacent residential 10, 0 minimum	2X adjacent residential, 3 minimum	3X adjacent residential, 3 minimum	4X adjacent residential, 3 minimum
Rear Yard	adjacent residential, 10 minimum	adjacent residential, 10 minimum	adjacent residential, 0 minimum	adjacent residential, 0 minimum	10 minimum	2X adjacent residential, 20 minimum	3X adjacent residential, 30 minimum	4X adjacent residential, 30 minimum
P S Lot Coverage	30%	60%	100%			70%	50%	20%
A S Lot Coverage	20%	20%	0%			15%	20%	20%
T S Lot Coverage	50%	80%	100%	80% / 50%	80% / 50%	85% / 50%	70% / 50%	40%
Lot Area	4500	2500	2000	2500	10000	20000	40000	60000
Building Height	35 / 25	50 / 35	85	75 / 50	85 / 50	50	85 / 50	85
Minimum Street Frontage	30	25	20	25	50	60	80	100

C-N Commercial – Neighborhood

This district replaces the current CA district and is a low intensity commercial district serving a limited area. A mix of residential uses is allowed. District size can be as small as one lot provided the lot is located at an intersection.

C-C Commercial – Community

The district replaces the current CB district. The commercial uses in this district serve the community. Some residential uses are allowed.

C-DC Commercial – Downtown Core

This district replaces the current DC district and is the downtown central business district. The commercial uses are heavily pedestrian oriented and the residential is mostly multi-family on upper floors.

C-DF Commercial – Downtown Fringe

This district replaces the current DF district and is a transition district. As the community expands, uses normally found in the downtown core expand into this area. Unlike the current DF district, the area of this district will be limited to an area a few blocks wide surrounding the C-DC district.

C-R Commercial – Regional

The district replaces the current CC district. Commercial uses are vehicle oriented and can be open 24 hours. Residential uses are excluded.

I-L Industrial-Light

This district replaces the current MA and MC districts and allows for light industry with little noise or odor.

I-H Industrial – Heavy

This district replaces the current MB and MD districts and allows for all types of industry with few restrictions.

A Agriculture

This district is an existing defined district and is reserved for undeveloped parcels that are being used for some type of agricultural activity.

Bed and Breakfast

This is a state regulated use. State licensing allows up to 7 rooms. Home occupation allows the rental of two rooms and current city code limits the bed and breakfast use to 4 rooms. Depending on the district, the bed and breakfast use can be for up to the state maximum of 7 rooms.

Commercial Residential

This use includes hotels and motels and is characterized by rentals lasting mostly for less than one month.

Dog Daycare

A dog daycare facility is limited to daily boarding of dogs with no overnight accommodations. A kennel can provide overnight boarding. Home occupation limits dog daycare to 4 animals. Where dog daycare is listed as an identified use, the number of animals is only limited by the size of the facility. Grooming services may be provided at a dog daycare facility. A dog daycare facility, including one authorized under home occupation, must provide a fenced outside exercise area of 100 square feet for each animal that will be using the outside exercise area at any one time.

Funeral and Burial Services

Because of the periodic high traffic impacts typically generated by this type of business, this business is categorized as a conditional use that needs special siting considerations.

Governmental

This category includes all government facilities with the exception of linear public uses such as roads, railroads, airports and waterways.

Rail and Truck Terminal

These facilities are for the loading and unloading of products being shipped by truck or rail. They are not designed for passengers.

Religious

This category includes churches, mosques and other religious buildings in which scheduled events are conducted during the week. The building typically remains unoccupied during the majority of the week. Administrative offices for the operation and administration of the religious activities are included. Classrooms for education related to the practice of the religion are included. Daycare facilities used in conjunction with scheduled events are included. Food preparation and dining areas used in conjunction with scheduled events are included. Classrooms, daycare and food service facilities operated on a daily basis are not included. They are included in identified use groups.

Residential Health

Uses in this category include services provided to groups of individuals who have mental or physical limitations. This includes developmental disabilities, mobility impaired, daily living assistance and health maintenance services. Uses in this category are not as large or intense as the uses in the health group. These uses have limited on-site staff as opposed to uses in the health group that have 24 hour staffing.

Special Uses

These are community or regional uses that are limited in number and present unique issues for adjoining uses.

Towers

Efforts have been made to reduce the esthetic impact of the clutter of poles and wires by installing underground wire networks. Towers also create an esthetic impact on a community. The location and design of towers needs to be carefully considered. Towers are included in the utility service group. That is one of the reasons why the utility service group is listed as a conditional use in most districts.

SPECIAL PURPOSE DISTRICTS

Label	PUD	F	GO	Adult Establishments
Name	Planned Unit Development	Floodplain	Gateway Overlay	Adult Establishments
Density	varies	Underlying District	Underlying District	Underlying District
Primary Uses	Mixed uses	Underlying District	Underlying District	Adult entertainment
Secondary uses	As specified	Underlying District	Underlying District	none
Community Uses	As specified	Underlying District	Underlying District	none
Conditional	varies	Underlying District	Underlying District	none
Front Yard	varies	Underlying District	Special requirements	Underlying District
Garage	25	Underlying District	Underlying District	Underlying District
Side Yard	varies	Underlying District	Special requirements	Underlying District
Rear Yard	varies	Underlying District	Special requirements	Underlying District
P S Lot Coverage	varies	Underlying District	Underlying District	Underlying District
A S Lot Coverage	varies	Underlying District	Underlying District	Underlying District
T S Lot Coverage	varies	Underlying District	Underlying District	Underlying District
Lot Area	varies	Underlying District	Underlying District	Underlying District
Building Height	varies	Underlying District	Underlying District	Underlying District
Minimum Street Frontage	varies	Underlying District	Underlying District	Underlying District

Single-family
twin
Multi-family
manufactured
Rental park
Local C
Community C
Regional C
Light I
Heavy I
Group dwelling
Retail Group A
Retail Group B
Service Group A
Service Group B
Office Group
Commercial Recreation Group
Wholesale Group
Health Group
Education Group
Public Recreation Group
General Farming Group
Truck Farming Group
Industrial Group A
Industrial Group B
Utility Service Group