

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

April 30, 2013

The meeting was called to order at 1:00 p.m.

**ROLL CALL:** Robert (Bob) Vayda/President, Doug Lalim/City Assessor & Building Official, Leonard Bullinger, Rick Zander & Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Jerome Gangl, Jason Krebsbach, Steve Nardello/Fire Chief, Steph Smith

**FIRST ORDER OF BUSINESS:** Proposal by Pat Wachter of Wind River Properties to construct two new buildings at 2201 40<sup>th</sup> Ave. SE in Lakewood Commercial Park 4<sup>th</sup> Addition. There is an existing building there but plan to add two new buildings behind it. The front building is 24,000 SF and the back ones are 6,000 SF each. The new buildings will be wood framed. The existing building in the front was Butler all-steel construction.

The face of the new buildings will match the existing building. There will be lights on the outside. There will be one dumpster in the back, which will need to be enclosed. Rick questioned the turning radius and if there is enough room for the ladder fire truck back in there and if there is room to make the turn. Pat indicated there is 60' between the buildings; the sides have 30' of pavement all the way around. Not sure how many feet would be needed for around the radius to allow the fire trucks in there. Kim indicated storm water plan has been taken care of.

*Kim motioned to approve as presented with it meeting the fire code to ensure radius turning for fire trucks.*

*Leonard seconded.*

*Upon roll call vote, the motion passes unanimously.*

**SECOND ORDER OF BUSINESS:** Proposal by Brett Gurholt and Dave Mayer of Kadrmas, Lee & Jackson Engineering (KLJ) representing Art Goldammer of Red Door Homes to construct a new 30-unit apartment complex with underground parking. This apartment building will be a three-story with 1, 2 & 3 bedroom units. The proposed building area is 13,618 SF for apartment building and 2,178 SF for garages making a total SF of 15,796. The parcel address is 2003 Marina Rd. SE, Mandan. KLJ has provided us with the floor plans and the building exterior, the elevations shows us the nature of the construction of the building, and a site plan indicating the building location and the accessory site parking and access points to the building and the garage units. The overview of the 30-unit building; there is subgrade parking space below the building that accommodates 46 underground and eight out in garages. The developer's intent is to have each 2 and 3 bedroom unit have two off-street enclosed parking spaces native to the building and then each 1-unit would have one parking space. So he has accommodated all the parking that is necessary for above and beyond the requirements. There is a small amount of visitor parking space in the front space

of the building. The building was designed for the shape of that lot, as you can see it is kind of a wedged-shape lot so they did take some time to accommodate the best building within that space given the shape.

As far as the colors; on the cover are pictures showing what he is thinking the building will look like. The picture looks to show stone or brick up to a certain height and siding above the stone, which looks like cultured stone. The pictures show the portico with stone up to a certain height to match the rest of the building.

Landscaping was a concern of KLJ that they had and wanted to clarify what the requirements were since it is located in the Overlay District so they are hoping for some guidance. Leonard indicated that we would like to get something on the boulevards like some trees. Up in front of the building, you would not have to go all the way with grass to the building because of the heat coming off; maybe use some type of rock or a few shrubs. MARC would like to see 15 to 20 feet in spacing for trees. Not sure of the exact boulevard width so they might want to watch what type of trees to plant there; you don't want to plant like maple trees that would take up too much of the boulevard where it will raise the curb and gutter and sidewalks. It will be tough to get anything on the back side because there is not much room between that and the fence for the Department of Transportation's (DOT) right-of-way. When we get the landscape project that is going through on the DOT side, there will be a solid buffer on the back side of the building along the Interstate right-of-way. They indicated with the landscape enhancement project for the corridor there will be plants on both sides.

Doug questioned if they knew what the finished elevation would be and they noted they do not know at this time because the snow storm put their survey behind schedule. They have the drainage patterns figured out at this point but they just don't have the elevation but they do have a record of their conversation at the pre-development meeting that the landscaping elevation had to be above the 1638 flood stage. If you look at the building drawings, the actual habitable space is 4 feet above. When you walk in the main floor you have to go up before you go in. Doug indicated the landscaping around the building has to be 1638.

Doug also stated that Steve Nardello/Fire Chief wanted him to reiterate the standpipe system at both ends of the garage, downstairs, and then of course the whole building needs to be sprinkled. They also have the CO2 detection system. They just have to meet the building code and fire code. Doug also mentioned that any enclosed garage requires the mechanical system for exhausting and the CO2 detection.

The dumpsters will have enclosures around them. They will have wall type lighting on the garages.

*Kim motioned to approve with the contingency of meeting landscaping requirements and they must present storm water plan.*

*Leonard seconded.*

*Upon roll call vote, the motion passes unanimously.*

**MINUTES:** Approval of the minutes from April 23, 2013.

*Leonard motioned to approve.*

*Kim seconded.*

*Upon roll call vote, the motion passes unanimously.*

There being no further business, the meeting was adjourned at 1:40 p.m.

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant