

ORDINANCE NO. 1345

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 property as Medium Density Residential; and

WHEREAS, The Preliminary Plat and Phasing Plan for Sunset Ave. 1st Add., the area subject to this zoning amendment, align with the Mandan Land Use and Transportation Plan designation as presented; and

WHEREAS, The RM Residential District with a density restriction will ensure compliance with the Mandan Future Land Use and Transportation Plan designation of Medium Density Residential.

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:

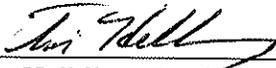
A tract of land a part of the North Half of the Southeast Quarter of Section 16, Township 139 North, Range 81 West of the Fifth Principal Meridian in Morton County, North Dakota more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 23 MINUTES 17 SECONDS WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1173.95 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 229.93 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 814.44 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 40.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHERLY 466.7 FEET OF THE EASTERLY 933.4 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH , THE NORTH AND EAST LINES OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHERLY 466.7 FEET FOR A DISTANCE OF 933.43 FEET TO THE SOUTHEAST CORNER OF SAID NORTHERLY 466.7 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 854.07 FEET TO THE POINT OF BEGINNING.

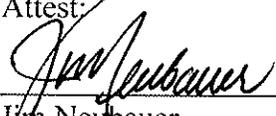
SAID TRACT CONTAINS 19.00 ACRES, MORE OR LESS.

Said tract shall be removed from the A-Agricultural District and be included in the RM Residential District.

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



Tim Helbling, President
Board of City Commissioners

Attest:


Jim Neubauer
City Administrator

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

June 22, 2020

July 21, 2020

August 4, 2020

COUNTY RECORDER, MORTON COUNTY, ND **496744**

I certify that this instrument was filed and recorded.

Nancy Leefeldt, County Recorder Fee \$20.00

By *Nancy Leefeldt* August 6, 2020 8:09:35 AM

County Recorder

496744

Morton County

Mandan ND 58554

Page 3 of 3

