



Uptick in Residential Activity Continues

May 2022 — Development of new residential subdivisions in Mandan is off to a strong start in 2022, a continuation of the uptick in activity seen in 2021. The City's Engineering and Planning Department is actively reviewing plats and infrastructure plans for ten new subdivisions that, at full build-out, could add 782 residential units to the community. Proposed developments are spurred by recent investments such as the north central area trunk sewer project and new schools.

NORTH OF I-94:

- **Rock Prairie Estates Addition** — Mix of commercial and residential properties, 82 lots being platted. First phase includes 26 single and twin-family homes and five commercial lots off Old Red Trail NW with visibility to Interstate 94. Access is from Corvette St NW and eventually from a new street connecting to Old Red Trail.
- **West Hills Fifth Addition** — Near Red Trail Elementary School, contains 63 single-family and twin-family lots.
- **Sunrise View Estates Addition** — Off Highway 1806 N, will create 62 single-family and twin-family lots with additional phases to follow. Phase one will include a new park.
- **Big Sky Estates Seventh Addition** — West of Jude Lane NW, 21 new single-family homes on Viewpoint Lane NW.
- **Rockwood First Addition** — Located northeast of the Mandan Middle School, to include single-family and twin-family homes, with future phases including townhomes, apartments and condominiums, at full build-out, could near 152 dwelling units with access from 12th Ave NW and Beretta St NW.
- **Heck Addition** — The new Mandan High School will be built in this subdivision that has six new commercial lots along Old Red Trail and Highway 1806 N.

SOUTH OF HEART RIVER:

- **Heart Ridge Fourth Addition** — Near Fort Lincoln Elementary School, north of 19th Street SE, this development includes 26 twin-home units on a private looped drive.
- **Keidel's South Heart Terrace Fifth Addition** — Located south of 19th Street SW and east of Highway 6, the subdivision has received approval for additional lots to the south and for a portion of the development to include the option for twin-homes. The proposed masterplan has 288 lots with primary access from Eighth Ave and Fourth Ave SW.
- **Shores at Lakewood Addition** — Located west of Lakewood and south of the Prairie West Golf Course, the City is has reviewed and approved a masterplan, preliminary plat and zone change for a 218-lot development. The proposed subdivision includes amenity spaces, connections to the golf course and a man-made lake feature for storm water storage. Primary access will be from McKenzie Dr SE. In its first phase, 41 homes will be built around a park feature.
- **Heart River Villas Addition** — Located across from the new Lakewood Elementary School site, includes 66 single and twin-family lots. Primary access will come off 38th Ave SE.

Plans indicate a range of housing types from single-family homes to apartments. As these projects are being reviewed, opportunities for public engagement include Planning and Zoning and City Commission public hearings and by contacting Principal Planner Andrew Stromme, andrew.stromme@cityofmandan.com or phone 701-667-3225.