

Planned Unit Development Narrative
Request for Shores at Lakewood Addition

VE Land Company, LLC is proposing to plat and develop approximately 132 acres located southwest of 21st Street SE, intersected by McKenzie Dr SE, and West of 39th Ave SE/Oxbow Trail SE/34th Ave SE, Mandan, ND. The area is currently unplatted agriculture land in the City of Mandan ETZ zoning district.

VE Land Company, LLC is considering developing the property into a mixed use site with a combination of single family attached (twin home) and detached (stand alone single family) residential and limited non-residential commercial/storage, which will all address many of the housing and land use needs for the City of Mandan and it's residents.

VE Land Company, LLC proposes rezoning the property to a PUD district and amending the FLUP in order to accommodate the intended project which will result in a logical and orderly development pattern that will be consistent with surrounding land uses and will conform to the City of Mandan Municipal Code and Future Land Use Plan.

Development within the district will be characterized by three main types as mentioned above, single family detached housing, single family attached housing, and commercial/storage. Considering the majority of land zoned RM to the east, a smaller area of land zoned R7 also to the east, the Golf Course to the north, the City Wastewater Treatment Facility to the SE, and the agriculture to the south, the proposed zoning change would not adversely affect property in the vicinity.

The proposed PUD would reduce urban sprawl, put less demand on city services per capita compared to traditional developments, encourage walk/live/play, and provide interconnectivity to trails, while contributing much needed architecturally appealing and diverse homes to the landscape.

Platting: Shores at Lakewood will be platted as a master plat, using a Planned Use Development, to ensure future conformity with the PUD and to give the City assurance that any changes in the future must follow the PUD amendment process and be very clearly outlined and defined.

Phasing: Shores at Lakewood will be developed in 4 phases, as defined in the master plat and phasing map. Phases 2 - 4 will initially be identified as super blocks, requiring the developer to submit a final plat and PUD amendment, following the criteria defined in this master PUD plan, prior to development of each phase.

Issuance of Building Permits: Building permits shall not be issued in each phase until said phase is deemed substantially complete by City standards.

Zoning & Taxation: After plat and PUD approval, Phase 1 of Shores at Lakewood will be zoned as a PUD. Phases 2 through 4 will remain AG (agriculture) and be taxed as such, until development of each phase, independently, is significantly complete and the lots are building permit ready. Once complete, the properties included in the completed phase shall be taxed as determined by the Mandan City Auditor for the appropriate use and zoning.

Location: Combined parcel located in the City of Mandan, Morton County, North Dakota, City Parcel Number(s)

65-5511350, 65-5511360, 65-5511352, 65-5511525, 65-5513800, & 30-0114100. The project consists of approximately 132 acres.

Details: The subdivision master plan provides for 57 R7 type residential lots, 94 R4 type residential lots, 94 (47 twin buildings) R3.2 type lots, one splash pad, one park, one walk/bike/buffer zone/stormwater lot, one limited non-residential commercial super lot/block, & one pond/borrow lots. The pond/borrow lot will serve to provide fill for the site to bring it out of the 100 year flood plain, as well as, to fulfil the storm water retention needs. The project will be zoned and defined as a PUD as the overlay zoning with the R7, R4, R3.2, and CB as the underlying zoning. Housing types are limited to single family attached (twin/town/row homes) and single family detached homes.

Infrastructure Installation: The Developer of the Project will install all sanitary sewer, & water. Mountain Plains, LLC will provide the engineering and design for the Project. Infrastructure layout and design parameters are found on the submitted PUD Site Plan. The Developer will design and submit for approval the storm water plans. Installation of storm sewer, street lighting, curb/gutter/paving, and road base prep will be handled by the City of Mandan via a special assessment district.

Infrastructure Funding: The Developer of the Project will fund the cost of engineering design, sanitary sewer, grading, and water installation. The storm sewer, street lighting, curb/gutter/paving, and road base prep shall be handled via Bids awarded by the City of Mandan and assessed in a Special Assessment District per the City of Mandan Ordinance.

Infrastructure Maintenance and Repair: The City of Mandan shall be responsible for future repairs and maintenance of public right of way and roads.

Lot Combination Alternative: Lots may be combined to accommodate larger homes. For lots contained in Blocks 2, 4, & 5, if lots are combined, the regulations of R7 zoning district shall apply.

Residential Lot Setbacks: In order to simplify the residential lot setbacks, all residential lots shall be governed by the following setbacks:

- Front Yard – 25’ from public street
- Side Yard – 5’
- Street Side Yard – 15’
- Rear Yard – 20’

Underlying Zoning Regulations: Except for regulations provided within the PUD District, the underlying zoning regulations shall apply to residential lots as follows:

- Blocks 1 & 6 – R7
- Blocks 2 & 5 – R3.2
- Blocks 3 & 4 – R4
- Block 7 – CB limited

Community Park: A community park and parking area will be constructed for the use and enjoyment of the residents of Shores at Lakewood on Lot 37 Block 2. This property will be owned and managed by the Home Owners Association. This park may be dedicated to the City of Mandan Parks District with further details and agreement to be reached with the Parks District.

Improved Dead Heart & Walk/Bike Path: The Developer is proposing to reshape, landscape, and clean up the

current Dead Heart oxbow and to dedicate the area to the Mandan Park District for a walk/bike path to be installed for the use and benefit of the City of Mandan residents. Furthermore, with the support of adjacent land owners, we plan to shape and landscape their rear yards in relation to the Dead Heart so they can also enjoy the benefits of a re-developed area and to provide them with Golf Course and Mandan Parks pedestrian/bike access. The path may be dedicated to the Mandan Parks District, per the Developer's Agreement and the Mandan Parks District direction.

HOA: An HOA will be formed for the purpose of maintaining the pond, splash pad, and park. It will also facilitate the exterior landscape, grounds maintenance, snow removal, and care of the properties in Shores at Lakewood. The HOA Board of Directors shall be solely responsible for the hiring and direction of professional companies to perform mowing, residential snow removal, pond maintenance, and other HOA responsible items.

Golf Course Access: Access easements and paths will be provided to ensure resident access to the Mandan City Golf Course.

Parking and Traffic Rules and Regulation: Parking and enforcement will be handled by the City of Mandan. Garage orientation to be pre-determined to ensure maximum parking on street.

Snow Removal: Snow removal on public streets will be by the City of Mandan. Individual residence driveway and apron snow removal shall be provided by the HOA. Lead walks/patio/deck snow removal shall be provided by the property owner.

Garbage Collection: Garbage collection shall be performed by the City of Mandan to the single family and twin home residential parcels. The CB parcels shall arrange for their own garbage collection services.

Fencing: 6 ft vinyl or wrought iron fencing along the westerly and north boundary will be provided and installed by developer to ensure LHWRD and golf course are not encroached upon.

Internal Nocturnal Illumination: Internal downward nocturnal illumination shall be provided and installed to provide safety and security. Funding to install and procure the lights shall be provided by a Special Assessment District per City of Mandan Ordinance.

Special Assessments: Existing and future special assessments will assessed per the City of Mandan Ordinance. Pond/Borrow/Parks lots are to remain clear and free of any special assessments. The storm sewer, street lighting, curb/gutter/paving, road base prep, and any Park Improvements (per the Mandan Parks District) shall be vetted, facilitated, and installed via Bids awarded by the City of Mandan and assessed in a Special Assessment District per the City of Mandan Ordinance.

Easements: Any and all easements shall be shown on the plat.

Grantor/Grantee of Easements: The Developer shall be the Grantor of the easements. The City of Mandan, & the State of North Dakota, and any others named on the plat shall be the Grantees of all easements.

Street Design: Street design shall follow the City of Mandan Municipal Code. The Developer proposes a local street design to the narrower street design with parking on one side, mountable curb, with larger/wider boulevards similar to Amity Circle SE, 46th Ave SE, etc, in order to mitigate special assessment costs and also to provide larger/wider boulevards for increased snow storage.

USACE Review: A pre-submittal development review request was provided to the USACE, following Executive

Order 11988. On August 31, 2020, the USACE provided a letter confirming review with comments that are to and will be followed in the design and development process.

Overall Density: Overall density upon buildout for residential units/area shall be no greater than 4 units per gross acre.

Block 7: Block 7 shall be platted as a single block limited to CB or lower. Occupied residential use shall not be allowed until such a time a tertiary access and right of way is granted from the south end of the property to Lakewood Drive SE. Any development of this area shall be subject to a future EO 11988 USACE review, in addition to the City of Mandan review and site plan approval process. A PUD amendment process shall also be followed.

Flood Resilient Basement Design: Flood resilient engineered basement design standards per the City of Fargo, or as designed by a structural engineer (and approved by the City of Mandan Building Inspections Dept), are required for all 8' basement foundations.

Finished Floor Elevations: Building foundation height shall be set at a minimum of 2' higher than the BFE of the Missouri River and shall conform to the City of Mandan Code.

Capital Improvement & Maintenance Fund: A capital improvement fund shall be created to provide future reserves for any and all capital improvements needed by the HOA for repairs and maintenance to the Splash Pad, Community Park, the Pond, and also for other community enhancements, maintenance, and/or repairs that should arise. The fund will be created by an initial transfer fee of \$250 per home sold/closed to 3rd parties (home buyers), with subsequent transfer fees of \$500 per home re-sold and closed.

CBU for Postal Service: Cluster boxes will be used to facilitate mail delivery. The developer shall install cluster mailboxes to serve the development by the United State Postal Services (USPS) and other private carriers. The location of the cluster mailbox(s) shall meet the requirements of the City and USPS and be approved at each phase of development.