

CITY OF MANDAN	
Development Review Application	
<input type="checkbox"/> Minor Plat (\$300)	<input checked="" type="checkbox"/> Zone Change (\$600)
<input type="checkbox"/> Preliminary Plat up to 20 acres (\$400)	<input type="checkbox"/> Planned Unit Development (\$700)
<input type="checkbox"/> Preliminary Plat more than 20 acres (\$450)	<input type="checkbox"/> Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/> Final Plat up to 20 lots (\$400)	<input type="checkbox"/> Vacation (\$500)
<input type="checkbox"/> Final Plat 21 to 40 lots (\$550)	<input type="checkbox"/> Variance (\$400)
<input type="checkbox"/> Final Plat more than 40 lots (\$700)	<input type="checkbox"/> Special Use Permit (\$450)
<input type="checkbox"/> Annexation (\$450)	<input type="checkbox"/> Stormwater submittal (\$300)
<input type="checkbox"/> Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/> Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/> Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	
Summary of Request (Add separate sheet(s) as necessary)	
PUD Amendment to further define and restrict CB uses - See attached PUD Narrative	

Engineer/Surveyor			Property Owner or Applicant		
Name Swenson Hagen & Co			Name VE Land Company, LLC		
Address 909 Basin Ave			Address 3100 N 14th Street		
City Bismarck	State ND	Zip 58504	City Bismarck	State ND	Zip 58503
email Iniemiller@swensonhagen.com			email arthur@verityhomes.com		
Phone 701-223-2600	Fax		Phone 701-426-0197	Fax	
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location	Type	Existing Zone	Proposed Zone	Project Name
<input checked="" type="checkbox"/> City <input type="checkbox"/> ETA	<input type="checkbox"/> New <input type="checkbox"/> Addition	PUD	PUD	Lakewood 9th Addition Replat of Lot 1 Block 4
Property Address 3901 21st St SE		Legal Description Lots 1, 2, 3, & 4 Block 1		
Current Use CB - Ord #. 1216		Lakewood 9th Addition Replat of Lot 1 Block 4		
Proposed Use Limited CB - See PUD Narrative		Section 1	Township 138	Range 81
Parcel Size 11 AC	Building Footprint	Stories	Building SF	Required Parking
				Provided Parking

Print Name Arthur Goldammer	Signature 	Date 9/22/2020
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Office Use Only			
Date Received:	Initials: <i>Ym</i>	Fees Paid: \$ 600	Date 9-25-2020
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

Planned Unit Development Narrative
Request for Lakewood 9th Replat of Lot 1 block 4

VE Land Co, LLC, the owner of current Lot 1 Block 4 Lakewood 9th Addition (TBD Lots 1A, 1B, 1C, & 1D, Block 1, Lakewood 9th Addition Replat of Lot 1 Block 4), requests consideration and approval of this proposed amendment to the Lakewood 9th Addition master PUD (Ord #'s 2015-1 & 2015-2) and the current amendments (Ord #'s 1216 & 1254) to further define the uses to be allowed on all lots contained in the Lakewood 9th Replat (TBD Lots 1A, 1B, 1C, & 1D, Block 1, Lakewood 9th Addition Replat of Lot 1 Block 4). We also are requesting a FLUP Map update in order to ensure the City records align with the current use for the plat.

The intent is to promote the most appropriate transitional use from the CB (Lot 1 of Block 2, Lakewood Commercial Park 4th Addition) to the east to the multi-family (Lot 2 of Block 4 Lakewood 9th Addition) to the west, preserve the scenic pond area, define the pond and adjacent slope maintenance responsibilities, and ultimately to ensure harmony and balance along 21st Street by defining and narrowing down potential future land uses.

The objectives to be achieved to ensure the functional, transitional, and harmonious interaction for the lots in relation to the adjacent land uses are to define the use groups and common area maintenance as follows:

- Uses, Groups, & Criteria:
 - Lot 1A to remain as a aesthetic scenic pond, which also serves as a storm water facility.
 - Lot 1B to allow restricted CB use, with the below uses allowed:
 - Multi-family dwelling
 - Retail group A
 - Office-bank group
 - Service group A
 - Health-medical group
 - Lot 1C to allow restricted CB use, with the below uses allowed:
 - Multi-family dwelling
 - Retail group A
 - Office-bank group
 - Service group A
 - Service group B – limited to auto, truck repair/restoration services, office/shop condos, & mobile cleaning/restoration services.
 - Health-medical group
 - Education group

- Lot 1D to allow restricted CB use, with the below uses allowed:
 - Multi-family dwelling
 - Group dwelling
 - Retail group A
 - Office-bank group
 - Service group A
 - Service group B
 - Health-medical group
 - Education group
- Common Area Maintenance:
 - A 30' access easement from 21st Street SE has been granted and defined on the final plat for pond/embankment maintenance
 - Lot 1A (pond) shall be maintained by the owners of Lots 1B, 1C, & 1D. A common use and maintenance agreement will be used upon lot transfer/sale to memorialize and uphold the duty to maintain the pond.
 - Lot 1A 40' shoreline access easement adjacent to all abutting lands of Lot 2 of Block 4, Lakewood 9th and Lots 2 – 13, & 17 – 26 Lakewood 8th Addition 1st Replat is also granted for the lot owners to extend and maintain their yards to the water line.
- Other criteria: Before applying for a building permit, the site plans, final building plans, building elevations, and finished floor flood plain reference elevations will be submitted to the City of Mandan for architectural review, comment, & approval.