

PLANNING COMMISSION – PROCEDURAL INFORMATION

The City of Minot Planning Commission generally meets on the last Monday of each month, prior to the City Council meetings, regarding zone change requests and other matters pertaining to planning within Minot and the two-mile extraterritorial zone. Recommendations made by the Planning Commission may be discussed at the City Council meetings prior to the City Council making any decision. Planning Commission members are volunteers that are appointed by the Mayor and confirmed by the City Council. All agenda items are considered a public hearing unless otherwise specified.

Additionally, the attached items are listed in a sequential and tentative agenda which will be commencing at 6:30 P.M. on the date of the Monday meeting. However, the Planning Commission reserves the right, and gives notice at this time, that the sequential order of this agenda may be modified by the Planning Commission in accordance with the complexity and anticipated time periods which may be involved in the determination of each agenda item. Therefore, all individuals planning to attend the Planning Commission meeting should arrive at the City Council Chambers by 6:30 P.M. in order to ensure their presence and opportunity to participate in the discussion of the applicable agenda item.

The procedure in addressing the Planning Commission's Agenda for tonight's meeting will be as follows:

1. Approval of prior Commission minutes.
2. Consideration of Consent Items – The Planning Commission will determine which agenda items, if any, may be considered and approved on a consent basis. Consent approval means that these agenda items have not encountered any known opposition or protest, and will therefore be approved or recommended by the Planning Commission without further discussion. If anyone from the public desires to address or protest any agenda item being considered on a consent basis, they must inform the Commission Chairman of this request before the consent items are approved in a single motion by the Planning Commission. Failure to advise the Chairman of these circumstances and of the request to pull the item from the consent agenda will result in passage of the item without further discussion or consideration of the opposition's arguments.
3. After determination and approval of the consent items, the following format will be followed by the Commission with regard to the remaining agenda items.
 - a. Each remaining agenda item will be individually read aloud and the Chairman will state the reported City staff recommendation, if any;
 - b. The Chairman will call for comments by those individuals in attendance who are in favor of the agenda item and will also allow the Planning Commission members to direct questions, if any, to those individuals addressing the Planning Commission;
 - c. The Chairman will call for comments by those individuals in attendance who are opposed to the agenda item and will also allow the Planning Commission members to direct questions, if any, to those individuals addressing the Planning Commission;
 - d. The Chairman may permit, in his discretion, brief rebuttal or rejoinder comments from individuals in attendance with regard to the pending issue and will allow the Planning Commission members to direct questions, if any, to those individuals addressing the Planning Commission;
 - e. The Chairman will terminate comments and public input, with the agenda item now being discussed solely by the Planning Commission members following a formal Motion (appropriately seconded) for resolution of the agenda item;
 - f. Following appropriate discussion by the Commission members, the Chairman will call for a roll call vote on the pending motion before the Commission;
 - g. The decision or recommendation of the Planning Commission, as determined by the roll call vote, shall be pronounced by the Chairman and also noted for the subsequent preparation of the Commission minutes; and
 - h. All remaining agenda items will be addressed in the foregoing manner until full completion of the written and approved Agenda for tonight's Meeting.

**PLANNING COMMISSION
MEETING AGENDA
OCTOBER 31, 2016**

CHAIR: JOHN ZIMMERMAN

VICE CHAIR: TYLER NEETHER

SUBJECT: THE CITY PLANNING COMMISSION WILL MEET IN REGULAR SESSION AT 6:30 PM ON MONDAY, OCTOBER 31, 2016, IN CITY COUNCIL CHAMBERS, 515 2nd AVENUE SW.

ROLL CALL.

PLEDGE OF ALLEGIANCE.

APPROVAL OF SEPTEMBER 26, 2016, MINUTES OF REGULAR MEETING.

1. Proposed Bluff Point Estates, Lots 1-31

Continuation on an application by Duane Johnson, Future Builders, to subdivide an unplatted portion of the SE1/4, Section 36-155-83 into 31 lots to be known as Bluff Point Estates, Lots 1-31.

Also, to change the zone from AG (Agricultural) District to RM (Medium Density Residential) District with a PUD (Planned Unit Development) overlay on proposed Bluff Point Estates, Lots 1-31.

Also, to annex proposed Bluff Point Estates, Lots 1-31 and adjacent 13th ST SE & 37th Ave SE right-of-way into city limits.

Also, to amend the Future Land Use map from Medium Density and Commercial designations to Medium Density Residential on proposed Bluff Point Estates, Lots 1-31.

This property is located on the southwest corner of 37th Ave SE and 13th ST SE.

2. Proposed The Bluffs 7th Addition, Lots 1-38

Application by Golf Minot, Inc. represented by Chris Strange, to subdivide The Bluffs Addition, Block 1, Lot 16, 20, 21, 24, 28-30, 32, 33, 35-37, 47, & 49; The Bluffs 2nd Addition, Block 1, Lots 8, 10-13, 16-20, 26-29, 31, 35, 38, 40, 45, & 47-50; The Bluffs 5th Addition, Lots 1 & 2; The Bluffs 6th Addition, Lots 2 & 3 into 38 lots to be known as The Bluffs 7th Addition, Lots 1-38.

This property is the Country Club Golf Course, various properties adjacent to the golf course and 4260 27th St SE.

3. Outlots 6, 20, 27, & 28, Section 21-155-83

Application by the City of Minot represented by Dan Jonasson, to annex into city limits Outlots 6, 20, 27, & 28, Section 21-155-83.

This property is located east of the Hwy 83 Bypass, between 7th Ave SW and 14th Ave SW.

4. Proposed Napa Valley 19th Addition; Block 1, Lots 1-3; Block 2, Lot 1; Block 3, Lots 1 & 2, Block 4, Lot 1

Application by the City of Minot represented by Dan Jonasson, to subdivide Outlots 6, 20, 27, & 28, Section 21-155-83; Outlots 8, 17-20, 22, an unplatted portion of the NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4SE1/4NW1/4SE1/4 & SE1/4SE1/4, Section 22-155-83; Outlot 31, Section 27-155-83; Napa Valley Addition, Block 5, Lot 1; Napa Valley 18th Addition, Lots 1 & 2 into 7 lots to be known as Napa Valley 19th Addition; Block 1, Lots 1-3; Block 2, Lot 1; Block 3, Lots 1 & 2, Block 4, Lot 1.

Also, to change the zone from AG (Agricultural) District, P (Public) District, C1 (Neighborhood Commercial) District, and R1 (Single Family Residential) District to R1 (Single Family Residential) District on proposed Napa Valley 19th Addition, Block 1, Lots 1-3; and to P (Public) District on proposed Napa Valley 19th Addition, Block 2, Lot 1, Block 3, Lots 1 & 2, Block 4, Lot 1.

Also, for a variance to the front yard setback along 7th Ave SW from the required 25' to approximately 14' for a pump station on proposed Napa Valley 19th Addition, Block 3, Lot 1.

This property is the Souris Valley Golf Course and dog park and ball diamonds to the north, and lots to the northeast of the golf course.

5. Trinity Health Addition, Lot 1

Application by Trinity Health represented by Sean Weeks, to change the zone from AG (Agricultural) District to C2 (General Commercial) District on Trinity Health Addition, Lot 1.

Also, for a conditional use permit to build a new hospital and for that hospital to exceed the allowable maximum height of 60' to approximately 100' on Trinity Health Addition, Lot 1.

Also, to amend the Future Land Use Map from General Mixed Use, Medium Density Residential, & Low Density Residential to Hospital on Trinity Health Addition, Lot 1.

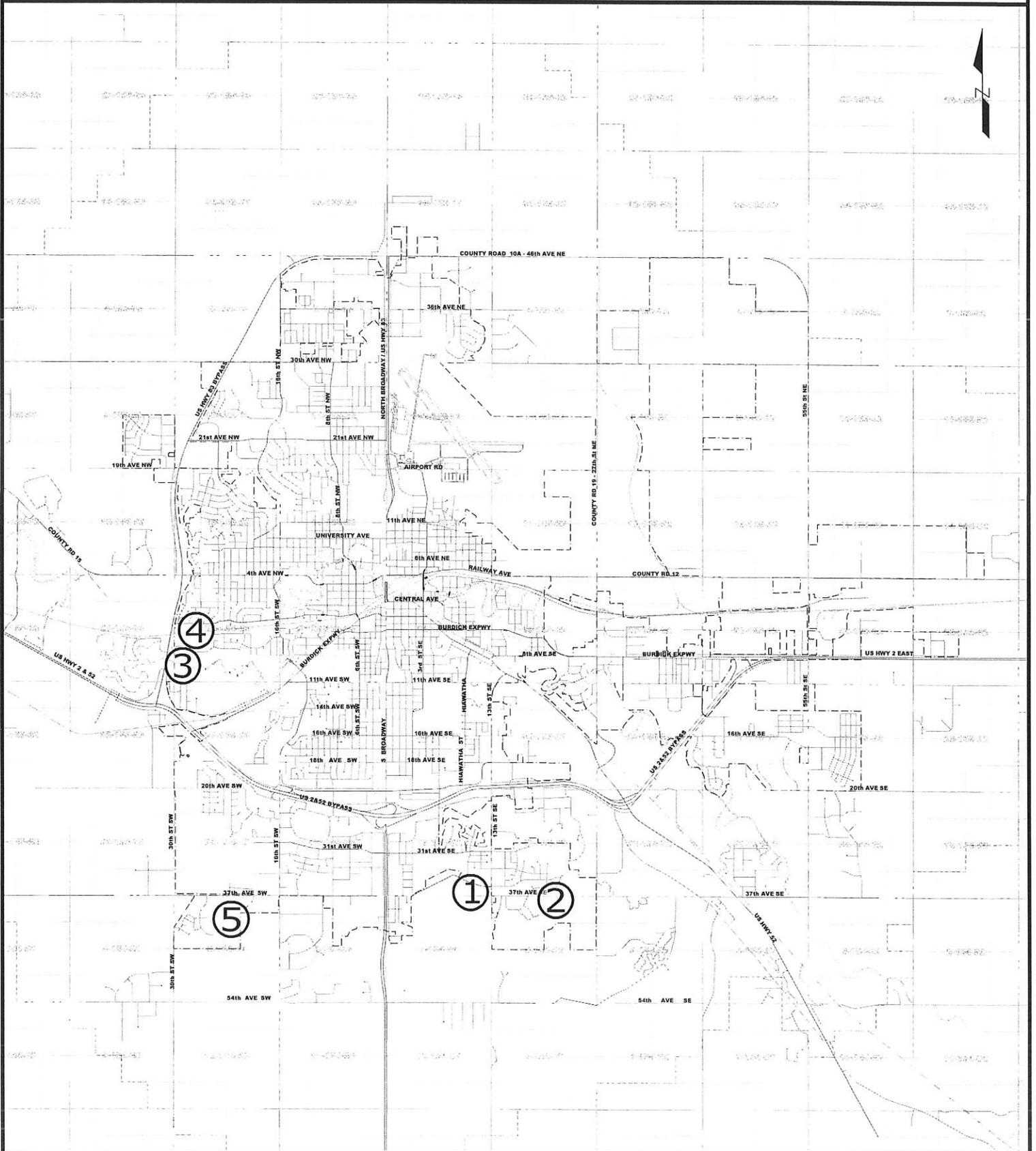
This property is located along 37th Ave SW, between 20th St SW and Crossing St SW.

Other Business:

6. Correction to Resolution No. 3517 – CUP reassigned to a new legal description for a cell tower read as follows:

Hilltop 6th Addition, Lot 2

VICINITY MAP for October 2016 PLANNING AGENDA



City of Minot

Planning Commission

Staff Report - Continuation

Meeting Date:	10/31/2016	Item #:	1
Project #:	8016-8.2	Staff Recommendation:	APPROVAL
Development Title:	Bluff Point Estates, Lots 1-31		
Current Legal Description:	An unplatted portion of the SE1/4, Section 36-155-83		
Address: (if applicable)			
Current Zoning:	AG	Proposed Zoning:	RM/PUD
Guided Use:	AG, Medium Density, & Commercial		

Applicant/Owner: Future Builders
 Duane Johnson
 2915 10th ST SW
 Minot ND 58701
 701-838-1818
futurebuildersinc@gmail.com

Zoning Ordinance Ref:

Section 7: RM – Medium Density Residential District
 Section 28: Land Subdivision Regulations
 Section 30-5: Text Amendments and Zoning District Changes
 Section 13: PUD (Planned Unit Development)
 Section 30-7: Annexation

PROJECT DESCRIPTION:

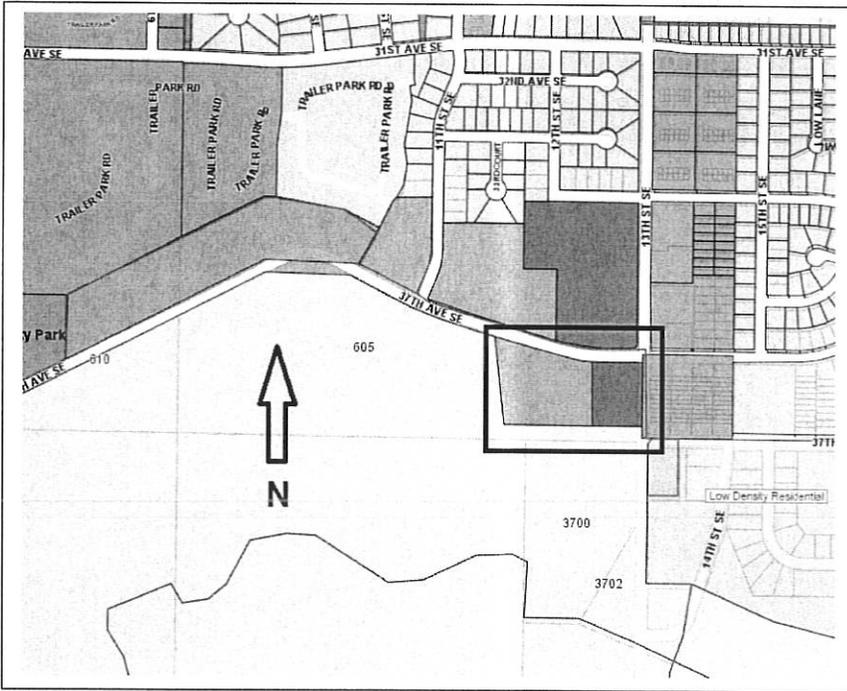
REQUEST(S): The applicant is requesting:

- To subdivide an unplatted portion of the SE1/4, Section 36-155-83 into 31 lots to be known as Bluff Point Estates, Lots 1-31.
- Also, to change the zone from AG (Agricultural) District to RM (Medium Density Residential) District with a PUD (Planned Unit Development) overlay on proposed Bluff Point Estates, Lots 1-31.
- Also, to annex proposed Bluff Point Estates, Lots 1-31 and adjacent 13th ST SE & 37th Ave SE right-of-way into city limits.
- Also, to amend the Future Land Use map from Medium Density, Agricultural, and Commercial designations to Medium Density Residential on proposed Bluff Point Estates, Lots 1-31.

DEVELOPMENT SUMMARY CHART:

Site Area: 9.58 Acres

Building Area: varying SF
Green Area Required: Will be submitted and approved by Planning Staff
Green Area Proposed: N/A
Parking Required: 2 per unit plus 8 handicapped spaces



The subject property is located on the southwest corner of 37th Ave SE and 13th St SE.

EXECUTIVE SUMMARY:

The applicant is requesting approval to construct a 30-unit Luxury Townhouse development at the intersection of 13th Street and 37th Avenue SE. This residential development will be governed by a Home Owners Association that will include private ownership of common areas, roads, and infrastructure. This property is currently zoned AG, Agricultural District and a request for rezoning, annexation, subdivision and PUD is included in the package. The applicant is requesting a rezone from Agriculture to Planned Unit Development/ Medium Density Residential. The proposed uses would not be in general compliance with the Comprehensive Plan in that the Comprehensive Plan has the east side of the proposed property planned as commercial. However, upon further investigation, staff has concluded that due to the topography of said portion of the property, it would not be feasible to use that section for commercial. Action is being taken to amend the future land use so that the proposed use will be in compliance.

Subdivision review is to be carried out simultaneously with the review of the proposed PUD.

At its August 29, 2016 Regular Meeting, the Planning Commission put on hold all four (4) of the petitioner’s request until issues related to the 14 conditions presented by Staff could be resolved.

The petitioner has now submitted revised site plans and elevations containing:

- Locations of sixteen (16) guest parking spaces
- A monument sign and outdoor seating area at the entrance to the development
- A Landscape Plan
- Six (6) different building elevation options for consideration

The six various elevations alternatives of the proposed structure are more visually attractive than what was initially presented. One of the exhibits provided by the applicant shows the proposed mixture of building types from a Site Plan view and colored architectural elevations of each option are provided as well. Overall density of the project has been reduced by two units from 32 units to 30 units, allowing more room to accommodate revisions requested by Staff. Although the petitioner is still proposing front loaded garages, the visual impact of garage doors on the front façade has been lessened by additional architectural enhancements. The proposed units feature high and low gables, secondary roof lines, alternating patterns of garage door sizes and colors, and enhanced building materials such as brick and stone, all in complementary color combinations. The darker colored garage doors in Options 1, 3, 4, and 6 provide stark contrast and a strong visual presence. Windows have also been added to side elevations thus avoiding a blank wall view. Four of the options provide for variations in roof design which helps with curb appeal and visual interest. The earth tone color variations also help to provide for a more attractive building.

The petitioner should also provide pedestrian pathways throughout the development connecting the two internal private drives and providing a path connection to the seating area.

Staff recommends approval of the requests with 17 conditions.

BACKGROUND AND ANALYSIS:

Planning and Zoning:

The property under consideration is currently zoned Agriculture and is guided on the Future Land Use Plan as Medium Density Residential and Commercial. Lots to the north are zoned Public and R3; lots to the east are zoned R3C; lots to the south are zoned Agriculture. The subject property will be rezoned from AG, Agricultural to RM, Medium Density Residential with a PUD overlay.

The Zoning Ordinance updates that have occurred over the past few years implemented a new zoning tool known as the Planned Unit Development (PUD). A PUD is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. This would be the first PUD that the City will consider under current zoning ordinances. The PUD chapter encourages the developer of land to be more creative and efficient in the type of project proposed while protecting the surrounding natural features and providing upgraded amenities for both the tenants and the public.

Given that the PUD is supposed to meet the standards and purposes of the comprehensive plan, the PUD should therefore encourage high quality architecture, promote visual interest and reinforce visual appeal. Public engagement sessions expressed significant concern over unattractive buildings and places. As such, the Staff recommends approval of the concept but requires that the building design be modified to provide

side-load garages or design and materials upgrades to the front-load garages to enhance the street appeal. Given that that the developer proposes four front loaded garages for the two-unit development modules, the resulting form would result in garage doors dominating the façade and that should not be the epitome of what the city would consider an inspiring and visually appealing PUD development. This recommendation is made to support the view that an inspiring, well-designed PUD is in the best economic development interests of all residents and businesses. As for conformance with the Comprehensive Development Plan, the Future Land Map needs to be amended to “Medium Density Residential.”

Building Materials and Architecture:

At the August 29, 2016 Public Hearing on the matter, the petitioner stated that only items #3 and #5 of the 14 conditions were problematic, these items dealing with garages and roof lines. These issues have been addressed in the resubmittal. The builder has stated that this property will enjoy the view and preservation of south Minot’s natural features. Building material exhibits appear to compliment the surrounding architecture and appear to be an upgrade from standard designs. As previously mentioned, the six building elevation alternatives of the proposed structures are more visually attractive than what was initially presented.

Landscaping, Screening and Bufferyards:

A Landscape Plan is provided. The amount of landscaping meets or exceeds the requirement but no plant sizes are provided. A bufferyard is not required against adjacent R-3 zoning. Heat island reduction through interior parking lot plantings is not required since garages are used to satisfy the bulk of the off-street parking requirements.

The common areas shall be irrigated with an underground automatic sprinkler system. Planting beds or individual trees may be watered with drip irrigation if preferred. Irrigation notes shall be added to the Landscape Plan.

There are some existing pine trees on the site. Preservation of existing trees is desirable within the areas of proposed common space. If existing trees are preserved, they will be credited towards reducing the number of new trees required, depending upon their location.

Planned Unit Development (PUD) Detail and Deviations:

This PUD appears to meet the general standards for approval as outlined in Section 13-4 in that it would be in harmony with surrounding uses, compliment the surrounding uses and zoning, provide a transition between residential and public open space, preserving health, safety and welfare of the citizens of Minot.

There are a total of thirty (30) living units on the subject property in multiple buildings with rated fire walls separating the living units. The layout of the thirty dwelling units is split with twenty-two (22) units taking access from a private drive off of 37th Avenue SE and the remaining eight (8) units taking access from a shorter private drive off of 13th Street SE. The proposed living units are contained in ten (10) buildings with six (6) buildings containing two (2) units, three (3) buildings containing four (4) units and one (1) six-plex building. The two private drives do not provide through access in order to minimize curb cuts onto the public streets. Proposed Lot 31 is an outlot with each of the 30 future residents/families sharing a 1/30th interest in the common space. A Homeowner’s Association will be created to manage all commonly held property and the papers of incorporation for said association shall be filed at the County Recorder’s Office.

The proposed development will be required to provide for exceptional amenities that would promote the vision of the Comprehensive Plan and as required in the RM District for buildings containing three units or greater of attached units. Section 7-8 requires on-site amenities for developments with twenty-five (25) units or greater. Such amenities may include community rooms, swimming pools, tennis, basketball or volleyball courts, play equipment, walking trails, gardens or other appropriate amenities when the nearest park or school is more than one-half (1/2) mile away or across a collector or arterial roadway, which 37th Avenue SE is classified as such. At a minimum, the development will be required to install sidewalks along the improved public right of way and connecting to local trails that will allow the neighborhood pedestrians to use it and enjoy the natural features adjacent to the site. The requirement to downplay the dominance of garage doors on the front façade will help provide for an outstanding architectural development on the site.

Building setbacks:

The required front yard setback and street side yard in RM zoning is twenty-five feet (25') or, if located along a collector or arterial street the setback is increased to forty feet (40'). Therefore, a forty-foot setback (40') is provided for all buildings facing or siding to 37th Avenue SE and 13th Street SE. In addition, a twenty-five foot (25') minimum setback is provided from back of curb of the private drive on proposed Lots 21 thru 26. A minimum setback of twenty feet (20') from back of curb is provided for lots 26 thru 30. A thirty-foot (30') minimum setback is provided from the overhead electric transmission line. All interior sideyards are a minimum of six feet (6'). (Note: The PUD overlay allows for deviations in setback requirements if such modifications would result in a better design given the circumstances of each individual PUD project.)

Annexation:

The north and east sides of the property are contiguous to existing City limits. All public services are available and there is adequate capacity to serve the proposed development. Therefore, annexation of this property into the corporate boundary is recommended.

Signage:

No signage has been requested.

Public Land Dedication:

Public land dedication or fees in lieu of dedication are required for all new subdivisions. The Minot Park District will be assessing a fee in lieu of park land dedication of \$1,000 per lot, or \$31,000.

Traffic and Transportation Plan/Requirements:

- The applicant has agreed on traffic requirements through a proposed Development Agreement.
- A “hammerhead” turn-around for emergency vehicles is shown at the end of the private drive taking access from 37th Avenue SE, but there is not a similar turn-around shown for the second private drive. A suitable turn-around shall be required on the east private drive as approved by the Engineering and Fire Departments.
- The developer needs to indicate how trash disposal will be accessed by trash trucks.
- Fifteen (15) parking stalls are required by the City Zoning Ordinance for visitors and sixteen (16) are provided. These visitor stalls are divided with two groups of four spaces serving the west group of units and one group of eight stalls serving the east units.
- The site plan should indicate the location of handicapped parking spaces as distributed among the visitor parking. A minimum of eight (8) accessible parking spaces are required.

The Developer may use creative open space designs connecting guest parking and open space to the internal circulation system.

Storm Water Management Plan/Requirements:

Storm Water Management Plans will be required and approved by the City Engineer prior to issuance of any building permits.

Erosion Control Plan/Requirements:

Erosion Control practices will need to meet the state of North Dakota requirements and approved by the City Engineer prior to issuance of any building permits.

City and Rural Utility Plan/Requirements:

Public Utility Fees will be required.

Sidewalk Requirements:

Sidewalks will be required along improved public right of ways constructed to City specifications. Internal sidewalks are also shown along the west private drive.

FINDINGS OF FACT:

1. The Property is zoned Agriculture and its highest and best use would be residential.
2. The PUD would be consistent with the comprehensive plan for the city if certain conditions were met.
3. The PUD provides for preservation of surrounding natural amenities.
4. The subject property is designated as partially Medium Density Residential and partially Commercial on the Future Land Use Map and said map shall be amended to accommodate the change in use.
5. The surrounding zones are complimentary to the proposed zone change.
6. The proposed use meets the requirements of the proposed zone.
7. The conditioned project details will provide a public benefit in that they are of improved site and architectural design and have shown preserved open space.

Conditions (if approved):

1. The developer must provide an explanation of the character of the planned development and the manner in which it has been planned to take advantage of the planned development regulations including public benefits it is providing.
2. A general indication of the expected schedule of development including progressive phasing and time schedule.
3. That the building plans be modified to the extent that garage doors are not the dominant feature of the front façade. Revised elevation renderings have been provided to the Planning Department for review and approval. The side facade should provide windows and or dormers in a style consistent with what is found on the residential units.
4. Primary roofs shall be articulated by at least one of the following: changes in place and elevations combining low and high, dormers, gables.
5. Exterior building finishes and colors to include a variety of building materials, distributed through the facades and coordinated to create an architecturally balanced appearance. Facades of each attached unit shall be finished with a variety of colors to be less repetitive and more exciting.
6. Rear decks and porches should be provided as part of the dwelling unit building plans.

7. That the petitioner submit a Detailed Development Plan describing:
 - a. Uses permitted
 - b. Modifications to Section 7-7. Lot, Height, Area and Yard Setback Requirements of the RM District
 - c. Modifications to Section 7-8. Design Requirements for Buildings Containing Three Units or Greater of Attached Units
 - d. Provisions of Section 7-8. Homeowner's Association requirements.
8. Identify where and how trash will be handled on the site.
9. Provide sizes of all proposed plant materials as shown on the Landscape Plan.
10. Provide irrigation notes on the Landscape Plan.
11. Storm Water Management Plans will be required and approved by the City Engineer.
12. Erosion Control practices will need to meet State of North Dakota requirements and approved by the City Engineer.
13. Developer's Agreement and/or Home Owners Association will be in place prior to the plat being recorded.
14. Sidewalks will be required along improved public right of ways and that there are connections from the buildings in the PUD to sidewalks that serve the neighborhood.
15. The gateway into the development from the sidewalk should provide for a sense of arrival by clearly designated entry points. Pedestrian treatment within the development should provide a clear connection to adjacent sidewalks in the right-of-way.
16. Public Utility Fees will be required.
17. A suitable vehicular turn-around for emergency services shall be provided on the east private drive as approved by Engineering.

RECOMMENDATION

Staff recommends approval of the subdivision, rezoning, annexation and Comprehensive Plan Map Amendment with 14 conditions as expressed in the Findings of Fact Conditions section of this report.

PRELIMINARY PLAT OF
BLUFF POINT ESTATES
 TO THE CITY OF MINOT, NORTH DAKOTA
 (BEING AN UNPLATTED PORTION OF THE SE1/4
 SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST,
 WARD COUNTY, NORTH DAKOTA)

SOFTWOOD
 BLOCK 2
 LOT 5
 (SOUTHWOOD APARTMENTS LLC)
 (R3 ZONING)

BLOCK 3
 LOT 4
 MINOT PUBLIC SCHOOLS
 (P ZONING)

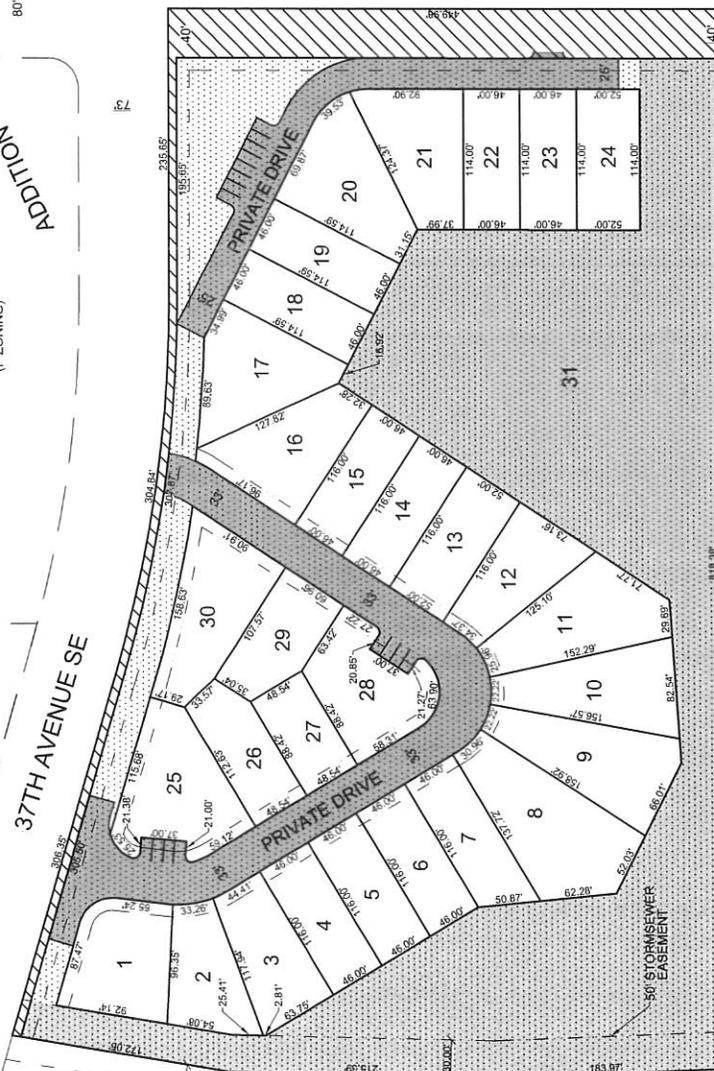
WOODSIDE
 17TH
 ADDITION
 PREFERRED EQUITIES
 GROUP LLC
 (R3 ZONING)



- DEDICATED RIGHT OF WAY
- COMMON ELEMENT
- LOT 31 COMMON ELEMENT WITH NATURAL FEATURES
- PRIVATE DRIVE
- 60' STORMSEWER EASEMENT

UNPLATTED SE 1/4 SEC. 36-155-83 JOHN D. COUGHLIN (AG ZONING)

LOT	AREA (SQ. FT.)
LOT 1 =	7417.39 SQ. FT.
LOT 2 =	5779.99 SQ. FT.
LOT 3 =	6442.28 SQ. FT.
LOT 4 =	5336.00 SQ. FT.
LOT 5 =	5336.00 SQ. FT.
LOT 6 =	5336.00 SQ. FT.
LOT 7 =	5635.46 SQ. FT.
LOT 8 =	10565.29 SQ. FT.
LOT 9 =	8507.04 SQ. FT.
LOT 10 =	7897.92 SQ. FT.
LOT 11 =	8523.30 SQ. FT.
LOT 12 =	6291.42 SQ. FT.
LOT 13 =	6032.00 SQ. FT.
LOT 14 =	5336.00 SQ. FT.
LOT 15 =	5336.00 SQ. FT.
LOT 16 =	7980.45 SQ. FT.
LOT 17 =	7955.33 SQ. FT.
LOT 18 =	5271.20 SQ. FT.
LOT 19 =	5271.20 SQ. FT.
LOT 20 =	8211.01 SQ. FT.
LOT 21 =	7499.65 SQ. FT.
LOT 22 =	5244.00 SQ. FT.
LOT 23 =	5244.00 SQ. FT.
LOT 24 =	6928.00 SQ. FT.
LOT 25 =	9056.77 SQ. FT.
LOT 26 =	5448.52 SQ. FT.
LOT 27 =	4291.48 SQ. FT.
LOT 28 =	7730.09 SQ. FT.
LOT 29 =	5567.16 SQ. FT.
LOT 30 =	8809.98 SQ. FT.
LOT 31 =	194261.75 SQ. FT.
ROAD R/W =	23655.01 SQ. FT.
TOTAL =	417416.68 SQ. FT. OR 9.58 ACRES



UNPLATTED 1/2 1/4 SEC. 36-155-83 JOHN D. COUGHLIN (AG ZONING)

OUTLOT 22
 LINDA L HARRIS
 (AG ZONING)

NOTES:
 FOR PLANNING PURPOSES ONLY.
 BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
 PLAT IS SUBJECT TO ALL PRIOR EASEMENTS
 A 10' UTILITY EASEMENT WILL BE ON THE STREET SIDE OF EVERY LOT.

NOTES:
 ALL LOTS HAVE 100th INTEREST IN THE COMMON ELEMENT.
 ALL OF LOT 31 IS COMMON ELEMENT.
 SURROUNDING PROPERTY INFORMATION TAKEN FROM CITY OF MINOT GIS WEBSITE.

ACKERMAN SURVEYING & ASSOCIATES
 (701) 939-0786
 1907 17TH STREET SOUTHEAST, MINOT ND 58701



This document, together with the exhibits and designs, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document, without written authorization and adaptation by Ackerman Surveying & Associates, Inc. shall be without liability to Ackerman Surveying & Associates, Inc.

**PRELIMINARY PLAT OF
BLUFF POINT ESTATES**
TO THE CITY OF MINOT, NORTH DAKOTA
(BEING AN UNPLATTED PORTION OF THE SE1/4
SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST,
WARD COUNTY, NORTH DAKOTA)

SOUTHWOOD
BLOCK 2
LOT 5
(SOUTHWOOD APARTMENTS LLC)
(R3 ZONING)

WOODSIDE
BLOCK 3
LOT 4
MINOT PUBLIC SCHOOLS
(P ZONING)

SCALE 1" = 150'

0' 75' 150'

- DEDICATED RIGHT OF WAY
- COMMON ELEMENT
- LOT 31 COMMON ELEMENT WITH NATURAL FEATURES
- PRIVATE DRIVE
- 50' STORMSEWER EASEMENT

LOT BREAKDOWN

LOT 1 = 7417.39 SQ.FT.
LOT 2 = 5779.99 SQ.FT.
LOT 3 = 6442.28 SQ.FT.
LOT 4 = 5536.00 SQ.FT.
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LOT 31 = 194261.75 SQ.FT.

UNPLATTED SE1/4 SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA
UNPLATTED SE1/4 SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA
UNPLATTED SE1/4 SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA

ROAD R/W = 23655.01 SQ.FT.
TOTAL = 4174716.66 SQ.FT. OR 9.58 ACRES

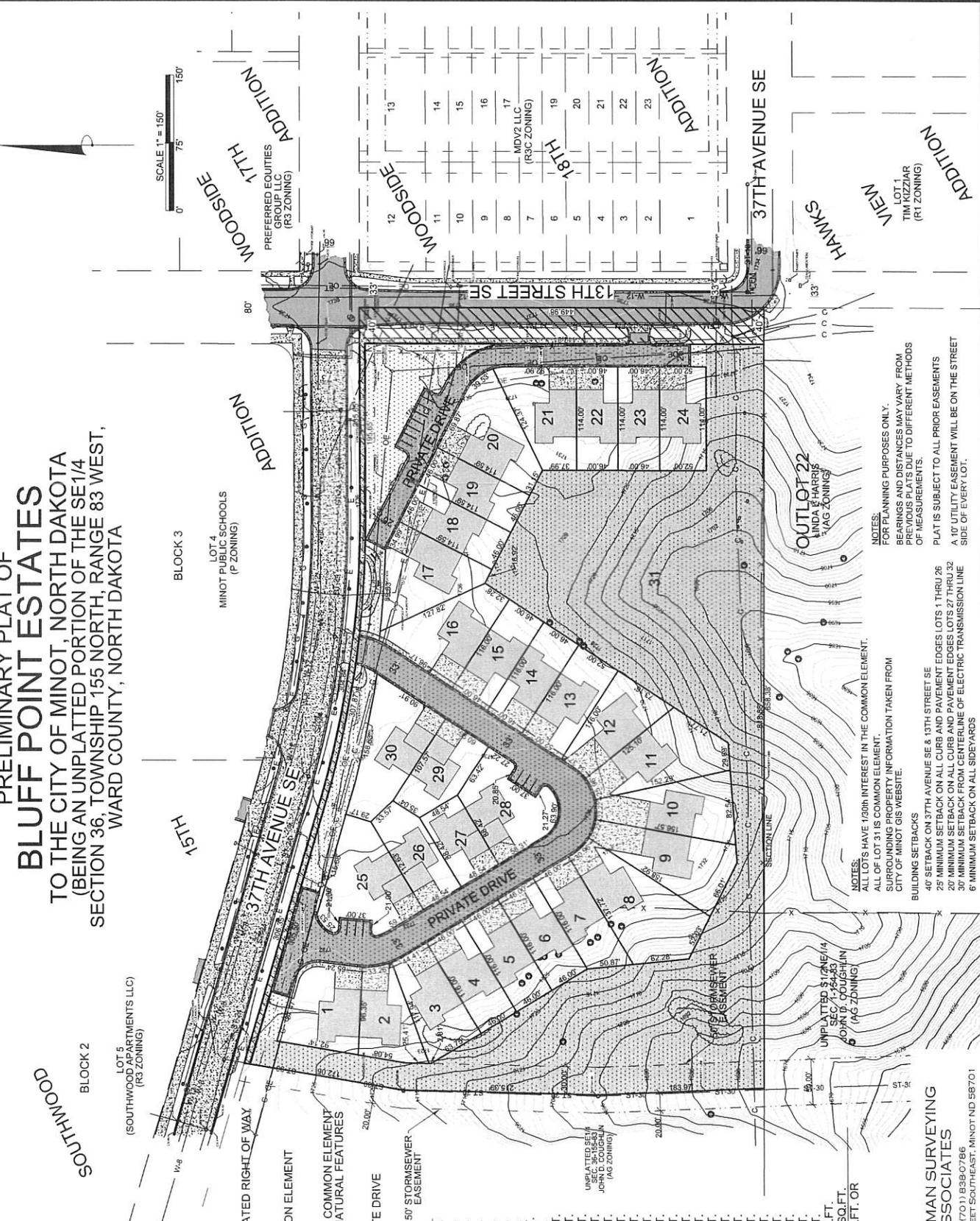
ACKERMAN SURVEYING & ASSOCIATES
(701) 838-0786
1907 17TH STREET SOUTHEAST, MINOT ND 58701



NOTES:
FOR PLANNING PURPOSES ONLY. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
PLAT IS SUBJECT TO ALL PRIOR EASEMENTS A 10' UTILITY EASEMENT WILL BE ON THE STREET SIDE OF EVERY LOT.

NOTES:
ALL LOTS HAVE 1/3200 INTEREST IN THE COMMON ELEMENT.
ALL OF LOT 31 IS COMMON ELEMENT.
SURROUNDING GIS WEBSITE: CITY OF MINOT GIS WEBSITE.
BUILDING SETBACKS
40' SETBACK ON 37TH AVENUE SE & 13TH STREET SE
25' MINIMUM SETBACK ON ALL CURB AND PAVEMENT EDGES LOTS 1 THRU 26
20' MINIMUM SETBACK ON ALL CURB AND PAVEMENT EDGES LOTS 27 THRU 32
30' MINIMUM SETBACK FROM CENTERLINE OF ELECTRIC TRANSMISSION LINE
6' MINIMUM SETBACK ON ALL SIDETIARDS

NOTES:
FOR PLANNING PURPOSES ONLY. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
PLAT IS SUBJECT TO ALL PRIOR EASEMENTS A 10' UTILITY EASEMENT WILL BE ON THE STREET SIDE OF EVERY LOT.



This document, together with the concepts and designs depicted herein, is intended only for the specific purpose for which it was prepared. Review of all drawings and plans on this document without written authorization and assumption by Ackerman Surveying & Associates, Inc. shall be without liability to Ackerman Surveying & Associates, Inc.

PRELIMINARY PLAT OF
BLUFF POINT ESTATES
 TO THE CITY OF MINOT, NORTH DAKOTA
 (BEING AN UNPLATTED PORTION OF THE SE1/4
 SECTION 36, TOWNSHIP 155 NORTH, RANGE 83 WEST,
 WARD COUNTY, NORTH DAKOTA)

SOUTHWOOD
 BLOCK 2
 LOT 5
 (SOUTHWOOD PARTMENTS LLC)
 (R3 ZONING)

BLOCK 3
 LOT 4
 MINOT PUBLIC SCHOOLS
 (P ZONING)

WOOSIDE
 17TH
 ADDITION
 PREFERRED EQUITIES
 GROUP LLC
 (R3 ZONING)

WOOSIDE
 13TH STREET SE
 ADDITION

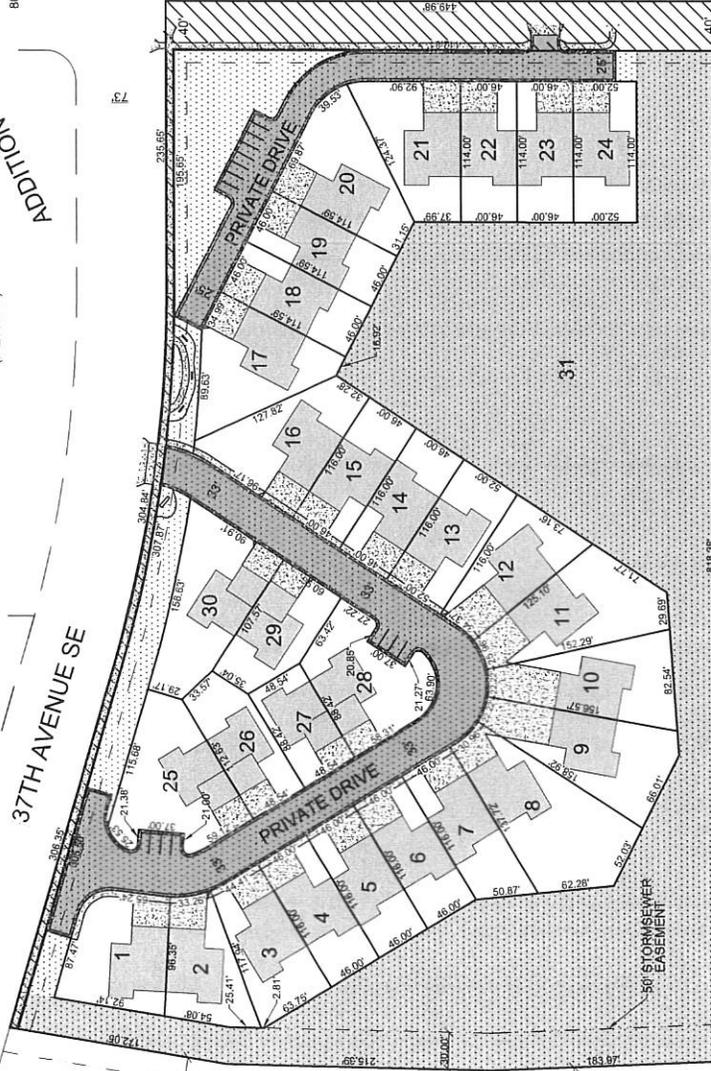
HAWKS
 VIEW
 LOT 1
 TIM KIZZAR
 (R1 ZONING)
 ADDITION

- DEDICATED RIGHT OF WAY
- COMMON ELEMENT
- LOT 31 COMMON ELEMENT WITH NATURAL FEATURES
- PRIVATE DRIVE
- 50' STORMSEWER EASEMENT

LOT BREAKDOWN

LOT 1 = 7417.39 SQ.FT.
LOT 2 = 5779.99 SQ.FT.
LOT 3 = 6442.28 SQ.FT.
LOT 4 = 5336.00 SQ.FT.
LOT 5 = 5336.00 SQ.FT.
LOT 6 = 5336.00 SQ.FT.
LOT 7 = 5335.46 SQ.FT.
LOT 8 = 10585.29 SQ.FT.
LOT 9 = 8507.04 SQ.FT.
LOT 10 = 7897.92 SQ.FT.
LOT 11 = 8523.30 SQ.FT.
LOT 12 = 6291.42 SQ.FT.
LOT 13 = 6032.00 SQ.FT.
LOT 14 = 5336.00 SQ.FT.
LOT 15 = 5336.00 SQ.FT.
LOT 16 = 7980.45 SQ.FT.
LOT 17 = 7955.33 SQ.FT.
LOT 18 = 5271.20 SQ.FT.
LOT 19 = 5271.20 SQ.FT.
LOT 20 = 8211.01 SQ.FT.
LOT 21 = 7499.65 SQ.FT.
LOT 22 = 5244.00 SQ.FT.
LOT 23 = 5244.00 SQ.FT.
LOT 24 = 5928.00 SQ.FT.
LOT 25 = 9055.77 SQ.FT.
LOT 26 = 5448.52 SQ.FT.
LOT 27 = 4291.48 SQ.FT.
LOT 28 = 7730.09 SQ.FT.
LOT 29 = 5567.16 SQ.FT.
LOT 30 = 8809.98 SQ.FT.
LOT 31 = 194261.75 SQ.FT.
ROAD ROW = 23655.01 SQ.FT.
TOTAL = 417416.68 SQ.FT. OR 9.56 ACRES

UNPLATTED SE1/4
 SEC. 15-4-33
 JOHN D. COUGHLIN
 (AG ZONING)



OUTLOT 22
 LINDA L HARRIS
 (AG ZONING)

NOTES:
 FOR PLANNING PURPOSES ONLY.
 BEARINGS AND DISTANCES MAY VARY FROM
 PREVIOUS PLATS DUE TO DIFFERENT METHODS
 OF MEASUREMENTS.
 PLAT IS SUBJECT TO ALL PRIOR EASEMENTS
 A 10' UTILITY EASEMENT WILL BE ON THE STREET
 SIDE OF EVERY LOT.

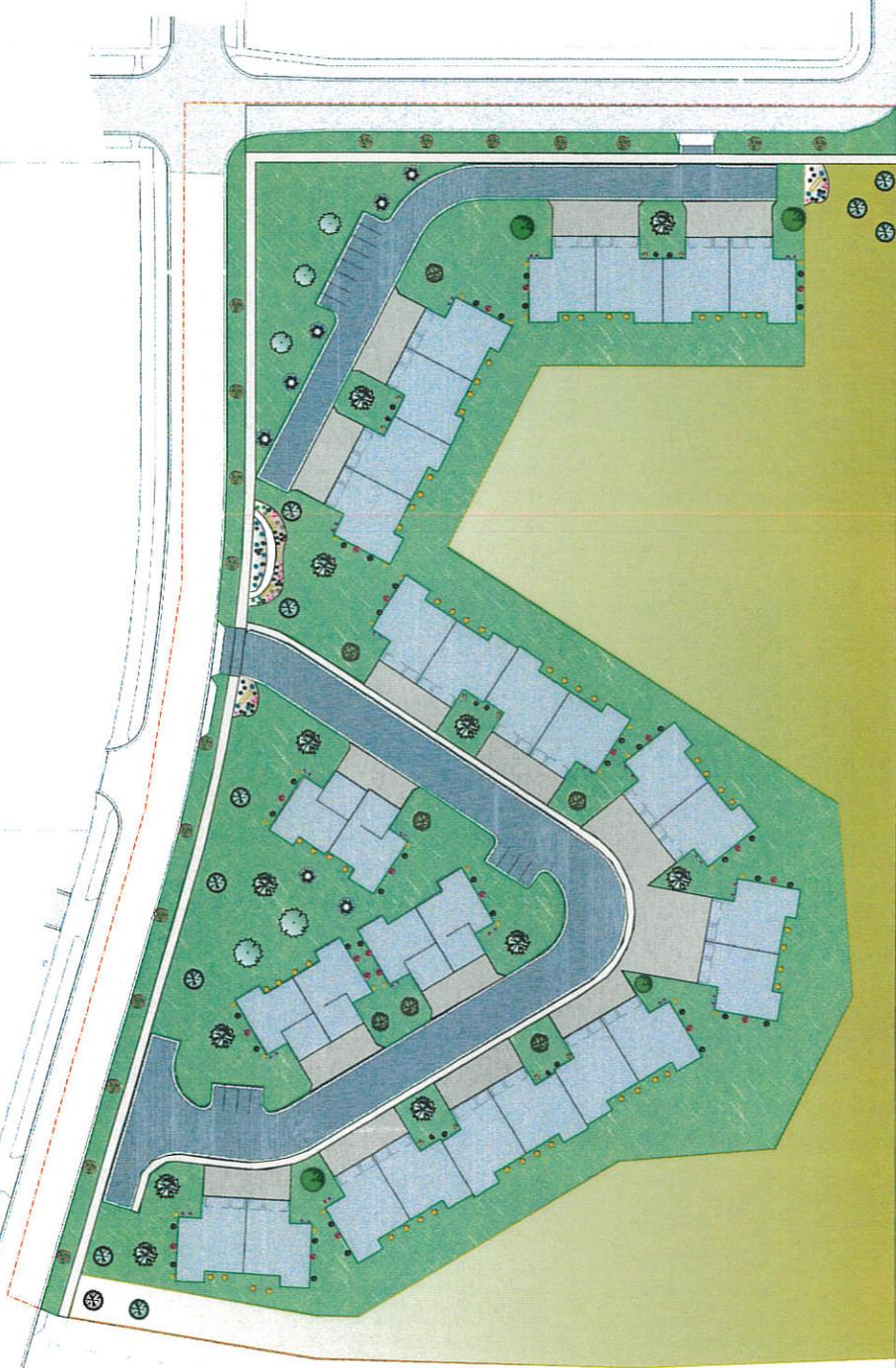
NOTES:
 ALL LOTS HAVE 100% INTEREST IN THE COMMON ELEMENT.
 ALL OF LOT 31 IS COMMON ELEMENT.
 SURROUNDING PROPERTY INFORMATION TAKEN FROM
 CITY OF MINOT GIS WEBSITE.

BUILDING SETBACKS
 40' SETBACK ON 37TH AVENUE SE & 13TH STREET SE
 25' MINIMUM SETBACK ON ALL CURB AND PAVEMENT EDGES LOTS 1 THRU 26
 20' MINIMUM SETBACK ON ALL CURB AND PAVEMENT EDGES LOTS 27 THRU 32
 30' MINIMUM SETBACK FROM CENTER OF ELECTRIC TRANSMISSION LINE
 6' MINIMUM SETBACK ON ALL SIDEYARDS

**ACKERMAN SURVEYING
 & ASSOCIATES**
 (701) 836-0786
 1907 17TH STREET SOUTHEAST, MINOT ND 58701



This document, together with the exhibits, may contain confidential information, & is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adaptation by Ackerman Surveying & Associates, Inc. shall be without liability to Ackerman Surveying & Associates, Inc.



Legend

Common Name	Qty	Common Name	Qty	Common Name	Qty
Flower, Perennial	38	Dogwood, Ivory Halo	22	Juniper, Calgary Carpet	6
Daylily, Stella d'Oro	19	Lilac, Dwarf Korean	56	Tree, Deciduous	18
Liatris, Kolbold	13	Potentilla, Dakota Sunspot	14	Ash, Patmore	12
Shrub, Cacti	10	Potentilla, Mango Tango	10	Common Hackberry	4
Yucca, Broad-leaf	6	Serviceberry, Regent Saskatoon	6	Elm, Accolade	5
Shrub, Deciduous	10	Shrub, Evergreen Conifer	18	Lilac, Ivory Silk	7
Barberry, Rosy Glow	10	Juniper, Savin	18	Linden, American Sentry	7
				Maple, Amur	6
				Tree, Evergreen	30
				Juniper, Medora	4
				Spruce, Colorado Blue	11

Revision #:

Date: 9/23/16

Scale:

1" = 40'

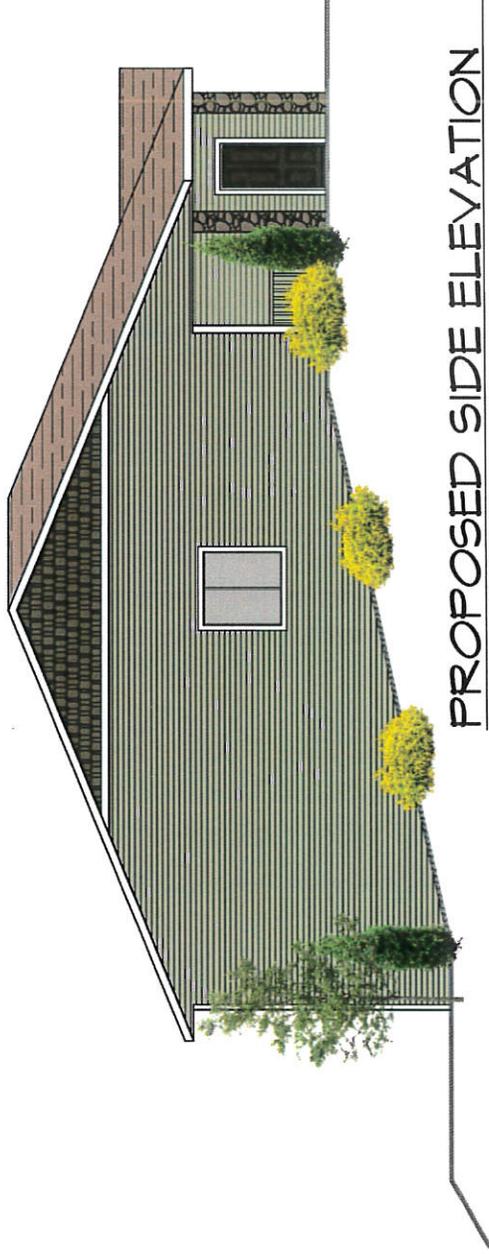
Landscape Plan:

Future Builders - Bluff Point

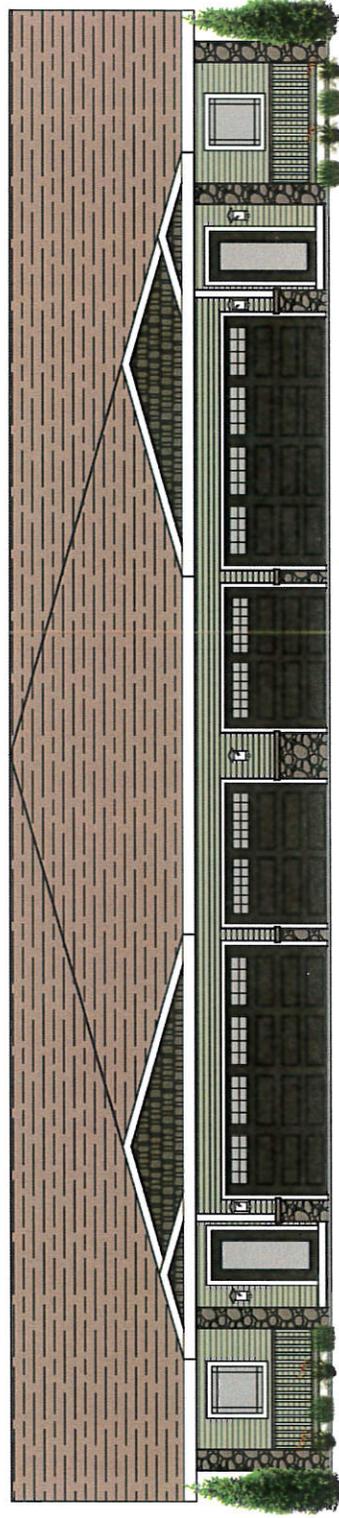
Landscape Design by: Chris Tisi

TcNursery

OPTION 1

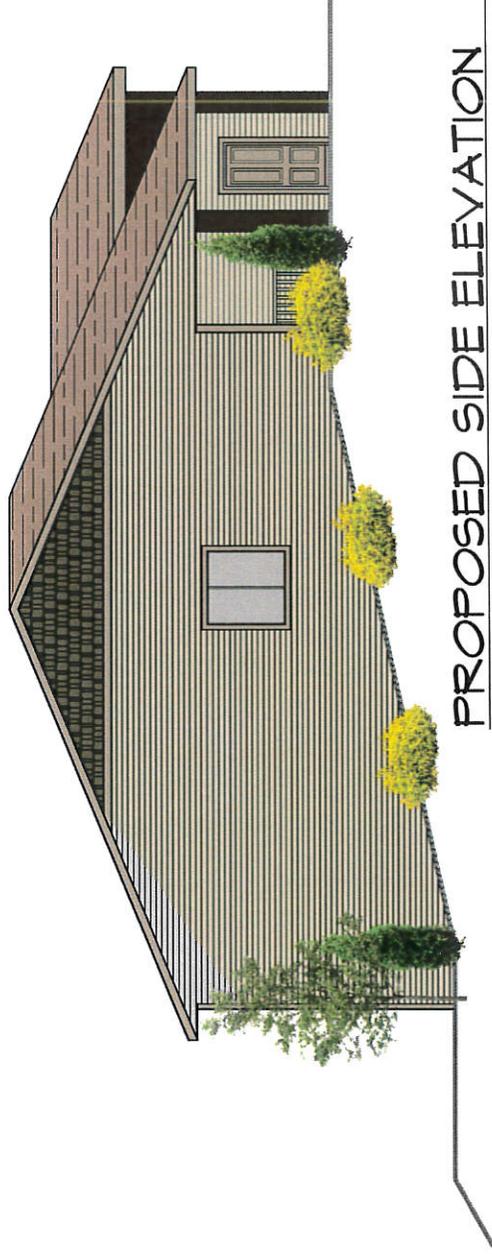


PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



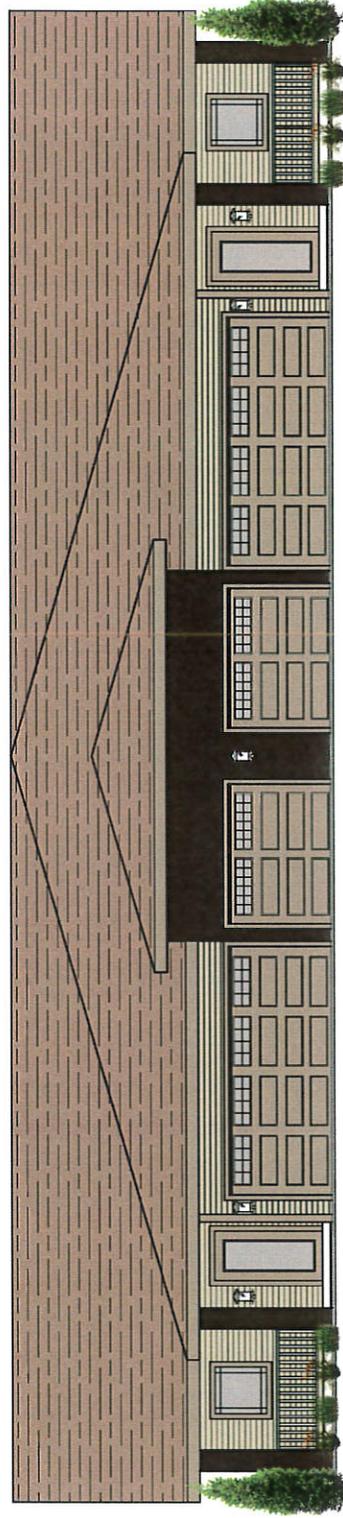
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

OPTION 2



PROPOSED SIDE ELEVATION

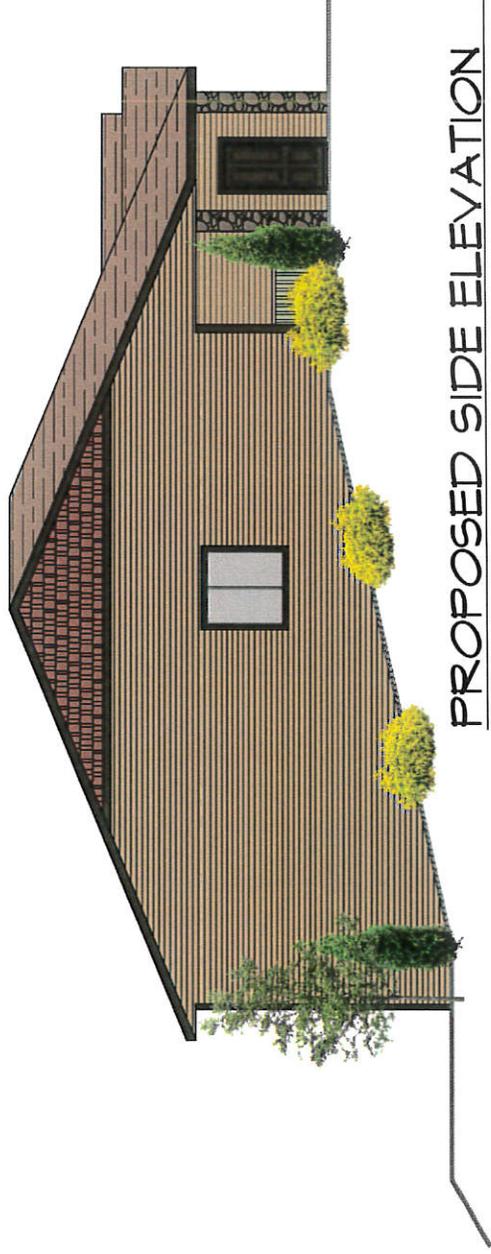
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

OPTION 3



PROPOSED SIDE ELEVATION

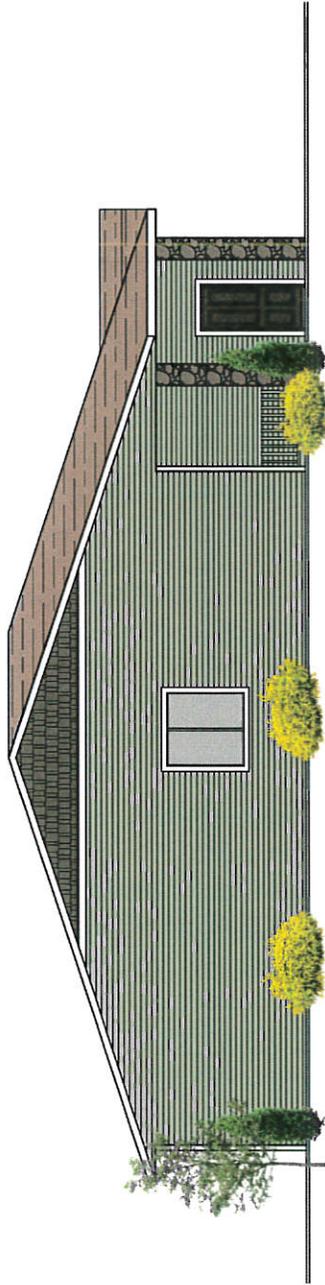
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

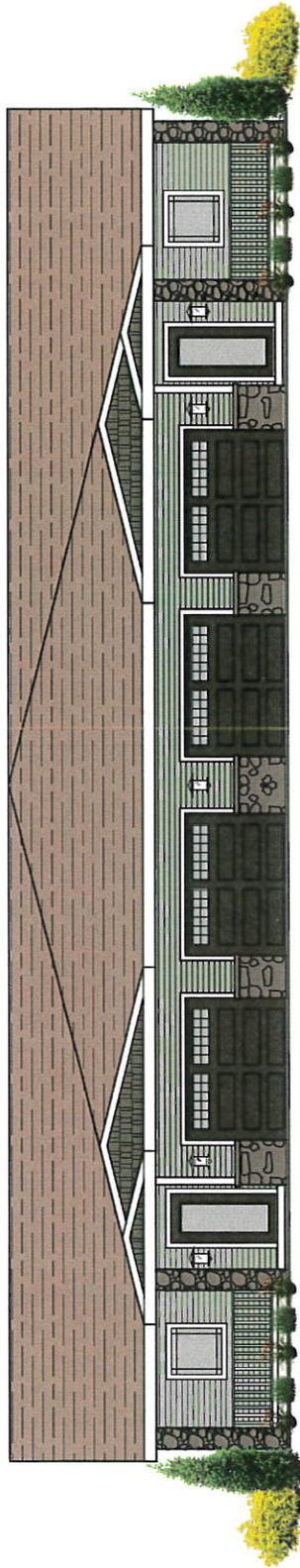
SCALE: 1/8" = 1'-0"

OPTION 4



PROPOSED SIDE ELEVATION

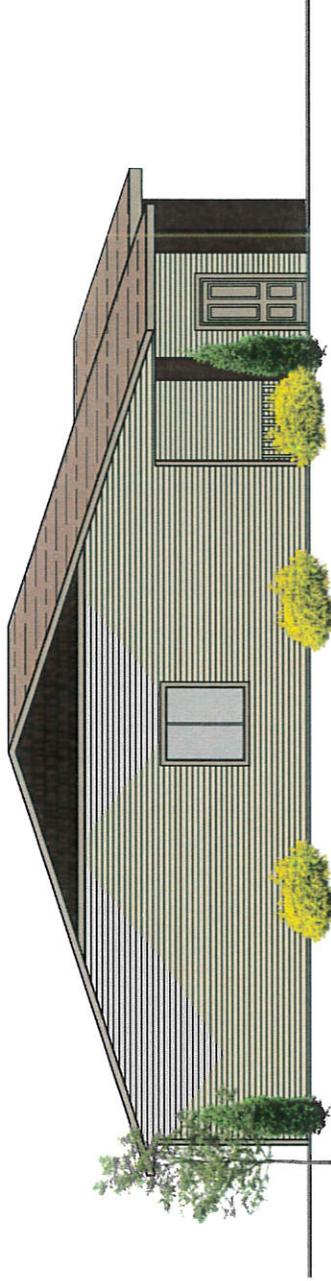
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

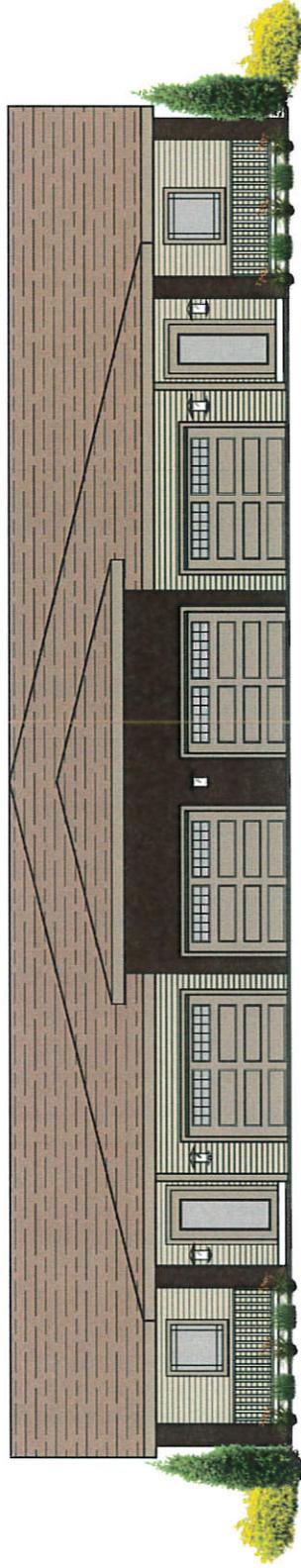
SCALE: 1/8" = 1'-0"

OPTION 5



PROPOSED SIDE ELEVATION

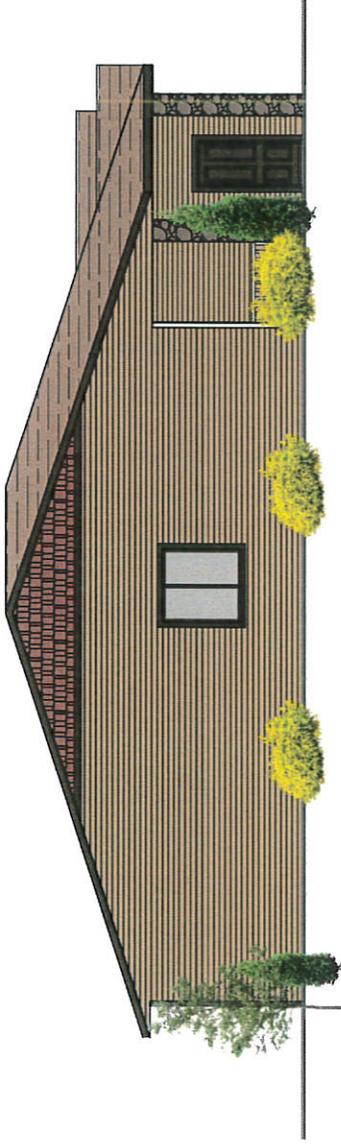
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

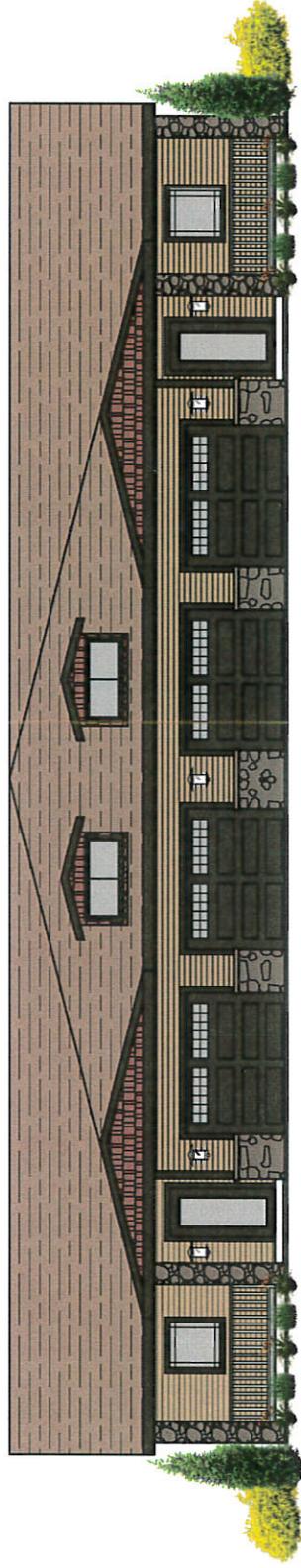
SCALE: 1/8" = 1'-0"

OPTION 6



PROPOSED SIDE ELEVATION

SCALE: 1/8" = 1'-0"

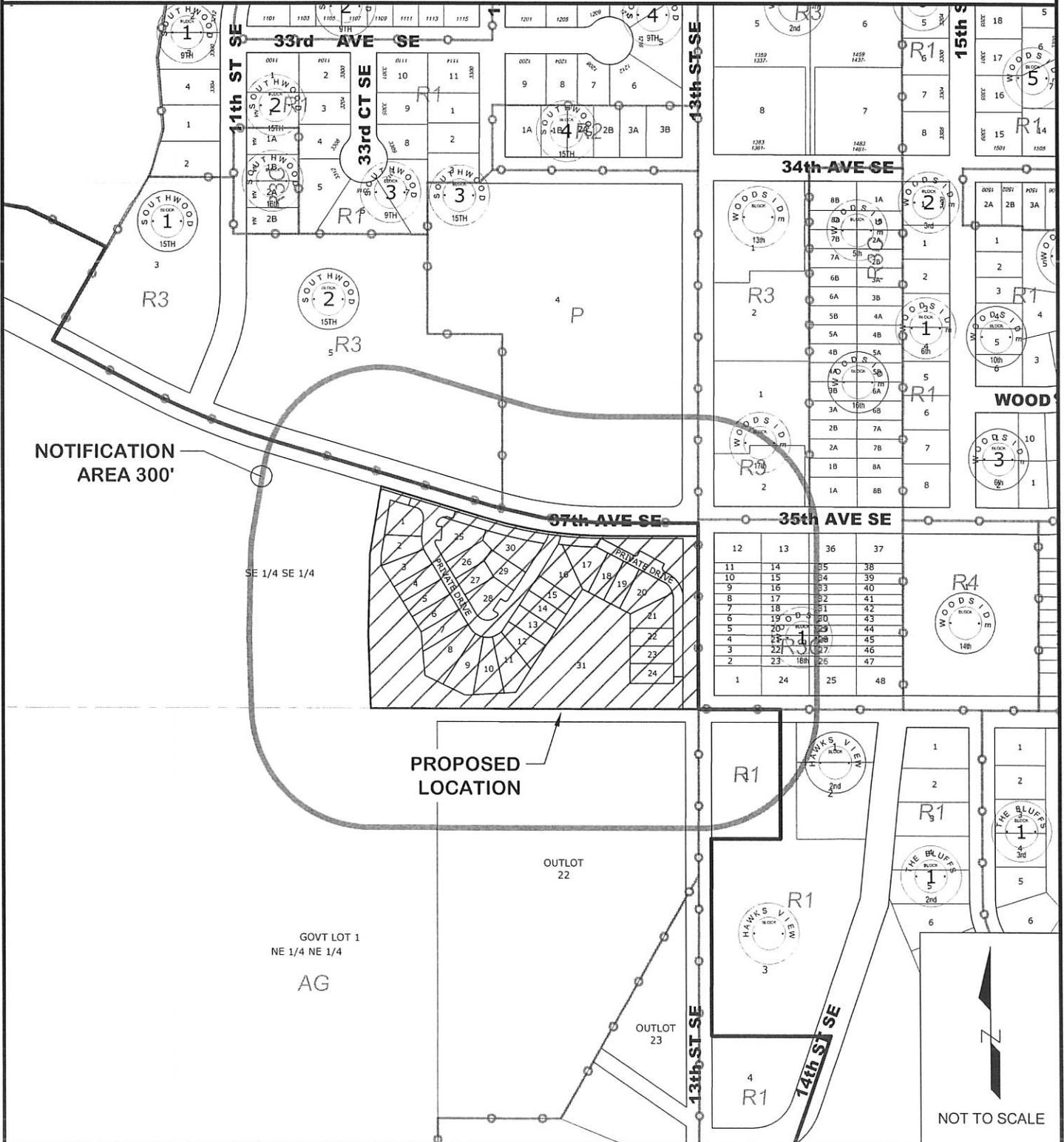


PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED SUBDIVISION PLAT, ANNEXATION, AND PUD PLAN REVIEW BLUFF POINT ESTATES

BEING AN SECTION 36-155-83, AN UNPLATTED PORTION OF THE SE $\frac{1}{4}$
CITY OF MINOT, NORTH DAKOTA



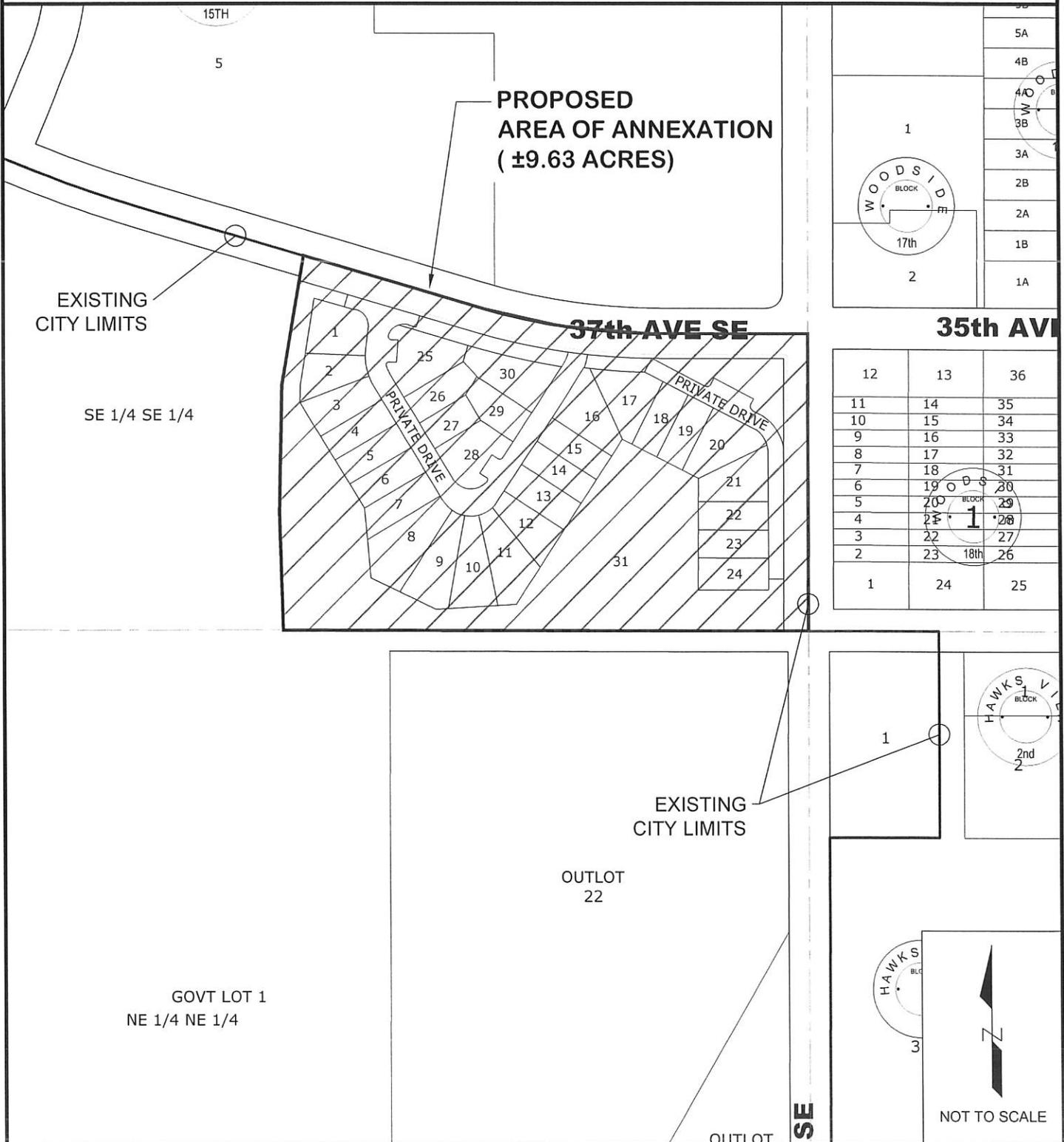
ANNEXATION EXHIBIT

LEGAL DESCRIPTION: **BLUFF POINT ESTATES**

AND ADJACENT 13th ST SE AND 37th AVE SE RIGHT-OF-WAY

TO THE CITY OF MINOT, NORTH DAKOTA

SAID TRACT CONTAINS 9.63 ACRES MORE OR LESS



City of Minot

Planning Commission

Staff Report - Continuation

Meeting Date:	10/31/2016	Item #:	2
Project #:	8016-10.2	Staff Recommendation:	APPROVAL
Development Title:	Bluffs 7 th Addition, Lots 1-38		
Current Legal Description:	Bluffs Addition, Block 1, Lot 16, 20, 21, 24, 28-30, 32, 33, 35-37, 47, & 49; The Bluffs 2 nd Addition, Block 1, Lots 8, 10-13, 16-20, 26-29, 31, 35, 38, 40, 45, & 47-50; The Bluffs 5 th Addition, Lots 1 & 2; The Bluffs 6 th Addition, Lots 2 & 3.		
Address: (if applicable)			
Current Zoning:	R-1	Proposed Zoning:	N/A
Guided Use:	Low Density Residential and Very Low Density Residential		

Applicant/Owner: Golf Minot, Inc.
 Chris Strange
 1008 29th Avenue SE
 Minot ND 58701
 701-720-3909

Zoning Ordinance Ref: Section 5: R-1, Single-Family Residential District
 Section 28: Land Subdivision Regulations

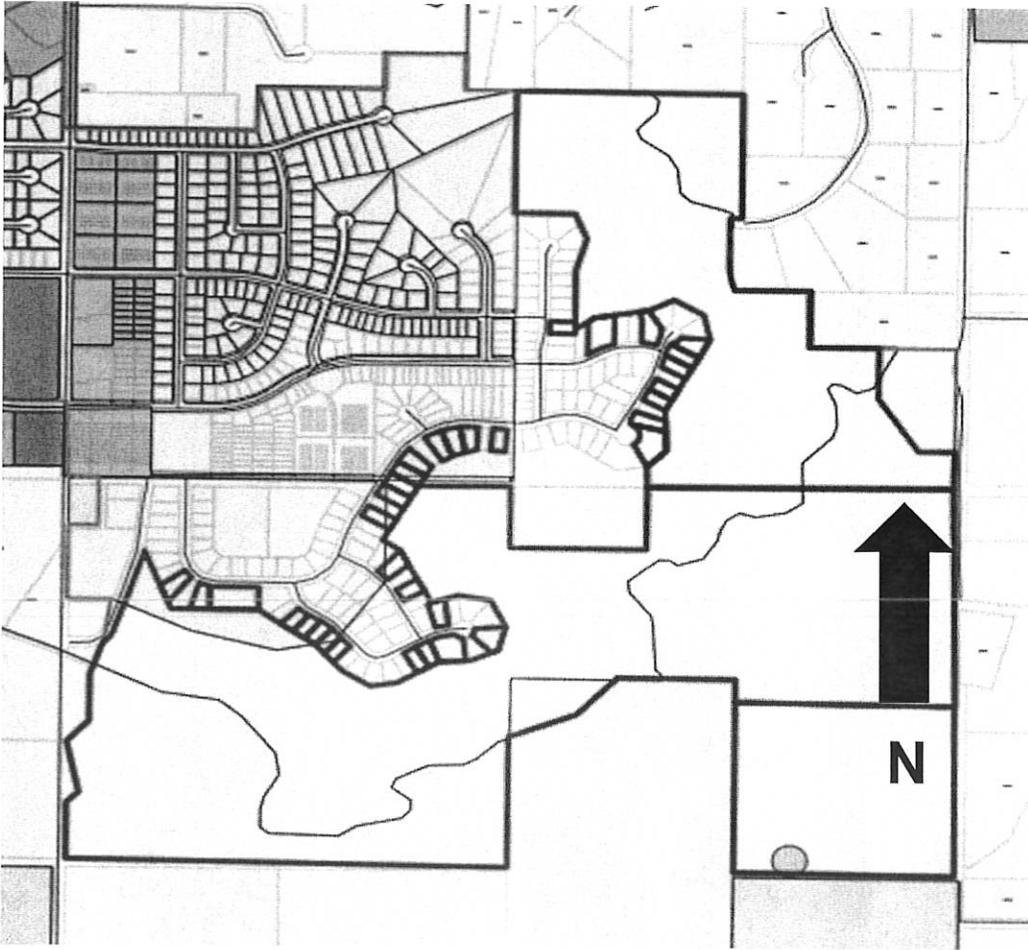
PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- To replat thirty seven (37) single-family lots and one (1) large lot associated with the golf course as described in the legal description, creating a new subdivision to be known as Bluffs 7th Addition.

DEVELOPMENT SUMMARY CHART:

Site Area:	Multiple lots, total site area = 295.06 acres
Building Area:	Varying lot sizes ranging for single-family homes from 15,617 s.f. to 64,661 s.f., plus two (2) larger single-family lots at 16.88 acres and 22.62 acres, and a large golf course lot of 233.21 acres
Green Area Required:	N/A
Green Area Proposed:	N/A
Parking Required:	N/A



The single-family lots are located along the south and west sides of Valley Bluffs Drive, along the east and south sides of Valley Bluffs Court, along the east side of Scramble Street, along the east side of 21st Street SE, along the north side of 35th Avenue SE and one lot on the east side of 20th Street SE. The larger single-family lots are located in the southeast corner of the subdivision. The large golf course lot is located generally in the middle area of the subdivision south and east of the majority of the single-family lots.

EXECUTIVE SUMMARY:

The applicant is requesting approval to replat thirty-seven (37) existing single-family lots into a new configuration and the remainder of the land in question is the Country Club Golf Course. The golf course approached the lot owners offering to sell additional square footage of land that is unusable to the golf course at a reasonable price so that the home owners could increase the size of their individual lots. The additional land is to be added to the rear yards of the lots in the new plat. As much as half of the new land in the revised lots is a result of the additions. Some of the lots are built out with single-family homes and some are vacant. City services and paved streets are available to all the lots. The lots are situated at the top of hills such that

the topography then falls away into coulees behind the lots offering outstanding long range views from the back side of the lot over the golf course. There are two large single family lots in the southeast corner of the proposed subdivision containing 16.88 and 22.62 acres respectively. One of these lots is a flag lot. Both of these lots take access from south and east through Meadowbrook Estates 10th Addition. The remaining land is contained in one large lot comprising some 233 acres which is the golf course property. The exterior boundary of the golf course lot has changed as reflected on the new plat due to the sale of land to the adjacent lot owners.

Staff recommends approval of the new plat.

BACKGROUND AND ANALYSIS:

Planning and Zoning:

Single-family homes and golf courses are allowable uses by right in R-1 zoning.

The minimum lot dimensions for R-1 lots are as follows:

- Lot area for interior lots 7,500 s.f.
- Lot area for corner lots 9,500 s.f.
- Lot width (interior) 65 feet
- Lot width (corner) 75 feet
- Lot depth 85 feet

All of the lot configurations in the proposed subdivision exceed the minimum standards.

Building Materials and Architecture:

N/A for subdivision

Landscaping, Screening and Buffer yards:

N/A

Building setbacks:

Building setbacks are not required to be shown on the plat. The default setbacks in R-1 are as follows:

- Front 25 feet, increased to 40 feet when fronting on a collector or arterial street
- Corner side 25 feet, increased to 40 feet when siding to a collector or arterial street
- Interior side 6 ½ feet
- Rear 20 feet

Annexation:

This property was previously annexed into the City corporate limits.

Signage:

No signage has been requested.

Public Land Dedication:

Previously considered.

Variance/Hardship

N/A

Traffic and Transportation Plan/Requirements:

Road patterns previously established.

Storm Water Management Plan/Requirements:

Storm Water Management Plans were previously submitted and approved by the City Engineer.

Erosion Control Plan/Requirements:

Erosion Control practices will need to meet the state of North Dakota requirements and approved by the City Engineer prior to issuance of any building permits.

City and Rural Utility Plan/Requirements:

Lot owners are responsible for any Public Utility Fees that are due and unpaid.

Sidewalk Requirements:

Sidewalks will be required along improved public right-of-ways constructed to City specifications as each lot is developed.

FINDINGS OF FACT:

1. The Property is zoned R-1, Single-Family Residential and its highest and best use is low density residential.
2. Golf courses, public and private, are an allowable use in R-1 zoning.
3. Golf courses are compatible with surrounding single-family land use.
4. The existing zoning is consistent with the comprehensive plan for the city.
5. The property owners of the lots in question have agreed to purchase the additional land from the golf course.
6. The existing development pattern has been established through previous platting in terms of access points, road alignments, overall lot and block configurations, and availability of public services.

Conditions (if approved):

None.

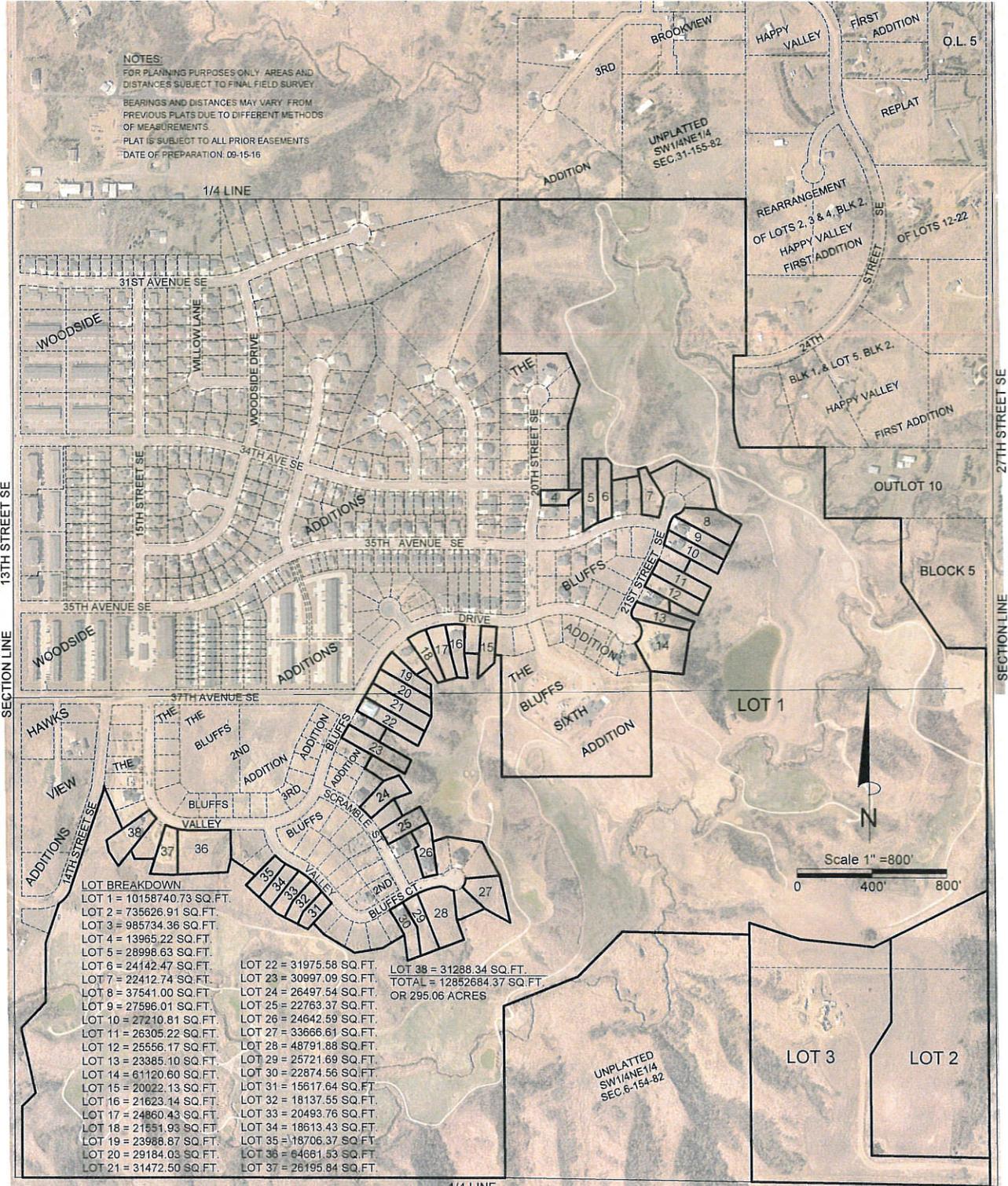
RECOMMENDATION

Staff recommends approval of the subdivision plat to be known as Bluffs 7th Addition based on the findings of fact included herein, as presented.

PRELIMINARY PLAT OF THE BLUFFS 7TH ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA

BEING LOTS 16, 20, 21, 24, 28-30, 32, 33, 35-37, 47 & 49, BLOCK 1, THE BLUFFS ADDITION &
LOTS 8, 10-13, 16-20, 26-29, 31, 35, 38, 40, 45 & 47-50, BLOCK 1, THE BLUFFS SECOND ADDITION &
LOTS 1 & 2, THE BLUFFS 5TH ADDITION & LOTS 2 & 3, THE BLUFFS SIXTH ADDITION
TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA



NOTES:
FOR PLANNING PURPOSES ONLY. AREAS AND DISTANCES SUBJECT TO FINAL FIELD SURVEY.
BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
PLAT IS SUBJECT TO ALL PRIOR EASEMENTS.
DATE OF PREPARATION: 09-15-16

LOT BREAKDOWN

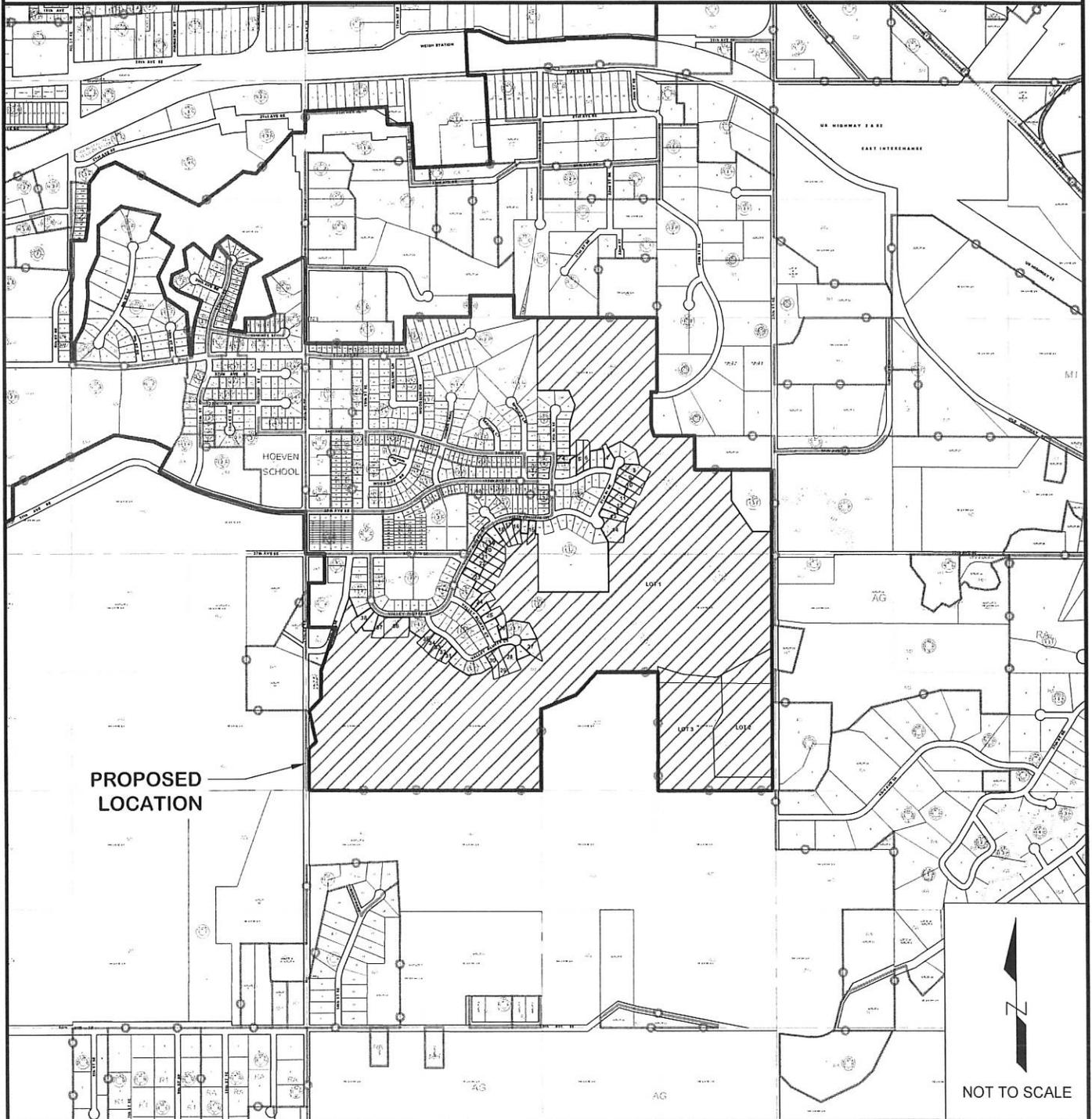
- LOT 1 = 10158740.73 SQ. FT.
 - LOT 2 = 735626.91 SQ. FT.
 - LOT 3 = 985734.36 SQ. FT.
 - LOT 4 = 13965.22 SQ. FT.
 - LOT 5 = 28998.63 SQ. FT.
 - LOT 6 = 24142.47 SQ. FT.
 - LOT 7 = 22412.74 SQ. FT.
 - LOT 8 = 37541.00 SQ. FT.
 - LOT 9 = 27596.01 SQ. FT.
 - LOT 10 = 27210.81 SQ. FT.
 - LOT 11 = 26305.22 SQ. FT.
 - LOT 12 = 25556.17 SQ. FT.
 - LOT 13 = 23385.10 SQ. FT.
 - LOT 14 = 61120.60 SQ. FT.
 - LOT 15 = 20022.13 SQ. FT.
 - LOT 16 = 21623.14 SQ. FT.
 - LOT 17 = 24860.43 SQ. FT.
 - LOT 18 = 21551.93 SQ. FT.
 - LOT 19 = 23988.87 SQ. FT.
 - LOT 20 = 29184.03 SQ. FT.
 - LOT 21 = 31472.50 SQ. FT.
 - LOT 22 = 31975.58 SQ. FT.
 - LOT 23 = 30997.09 SQ. FT.
 - LOT 24 = 26497.54 SQ. FT.
 - LOT 25 = 22763.37 SQ. FT.
 - LOT 26 = 24642.59 SQ. FT.
 - LOT 27 = 33666.61 SQ. FT.
 - LOT 28 = 48791.88 SQ. FT.
 - LOT 29 = 25721.69 SQ. FT.
 - LOT 30 = 22874.56 SQ. FT.
 - LOT 31 = 15617.64 SQ. FT.
 - LOT 32 = 18137.55 SQ. FT.
 - LOT 33 = 20493.76 SQ. FT.
 - LOT 34 = 18613.43 SQ. FT.
 - LOT 35 = 18706.37 SQ. FT.
 - LOT 36 = 64661.53 SQ. FT.
 - LOT 37 = 26195.84 SQ. FT.
 - LOT 38 = 31288.34 SQ. FT.
- TOTAL = 12852684.37 SQ. FT.
OR 295.06 ACRES



**ACKERMAN SURVEYING
& ASSOCIATES**
(701) 838-0786
1907 17TH ST SE, MINOT, N.D. 58701

PROPOSED SUBDIVISION BY PLAT THE BLUFFS 7TH ADDITION

BEING THE BLUFFS ADDITION, BLOCK 1, LOTS 16, 20, 21, 24, 28-30, 32, 33, 35-37, 47, & 49; THE BLUFFS 2ND ADDITION, BLOCK 1, LOTS 8, 10-13, 16-20, 26-29, 31, 35, 38, 40, 45, & 47-50; THE BLUFFS 5TH ADDITION, LOTS 1 & 2; AND THE BLUFFS 6TH ADDITION, LOTS 2 & 3
CITY OF MINOT, NORTH DAKOTA



MAP CREATED SEPTEMBER 22, 2016

City of Minot

Planning Commission

Staff Report - Continuation

Meeting Date:	10/31/2016	Item #3 -
		APPROVAL
Project #:	8016-10.1	Item # 4
Development Title:	Napa Valley 19 th Addition	APPROVAL
Current Legal Description:	Outlots 6, 20, 27, & 28, Section 21-155-83; Outlots 8, 17-20, 22, an unplatted portion of the NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4NW1/4SE1/4 & SE1/4SE1/4, Section 22-155-83; Outlot 31, Section 27-155-83; Napa Valley Addition, Block 5, Lot 1; Napa Valley 18 th Addition, Lots 1 & 2	
Address: (if applicable)		
Current Zoning:	AGP, AG, R-1, P, C-1	Proposed Zoning: P & R-1
Guided Use:	Parks & Open Space, Golf Course, Low Density Residential	

Applicant/Owner: City of Minot
 Dan Jonasson
 515 2nd Avenue SW
 Minot ND 58702
 701-857-4140

Zoning Ordinance Ref: Section 30-7: Annexation
 Chapter 5: R-1, Single-Family Residential District
 Chapter 16: P, Public Zone
 Section 28: Land Subdivision Regulations
 Section 30-2: Variances

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

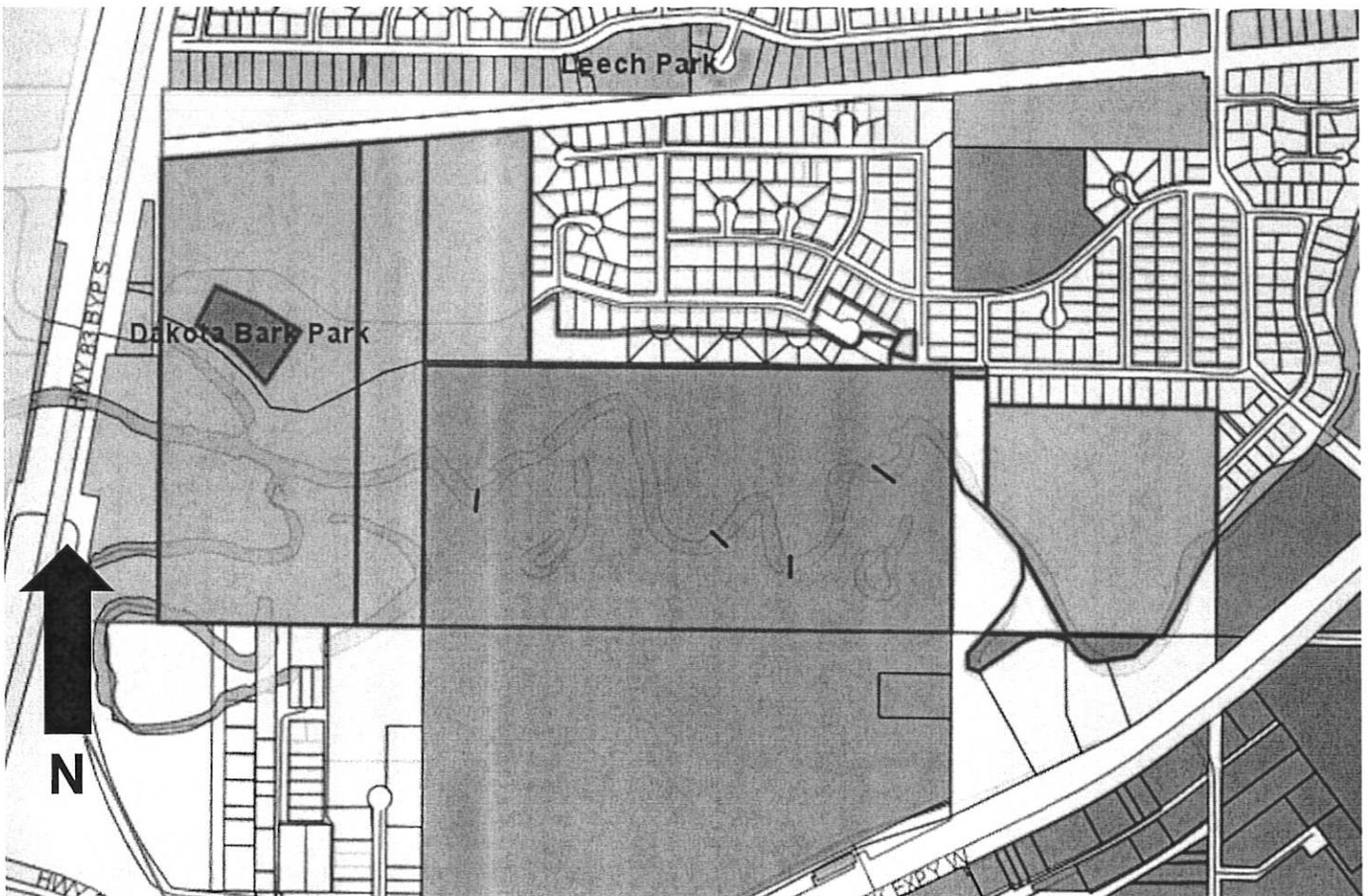
- To annex 10.05 acres of land contained in Outlots 6, 20, 27 and 28 in the NE 1/4SE1/4 and SE1/4SE1/4 of Section 21, TWP 155 North, Range 83 West, Ward County, North Dakota.
- To subdivide, replat and thereby dedicate the public right-of-ways and easements as shown on the proposed plat to be known as Napa Valley 19th Addition consisting of Outlots 6, 20, 27 and 28, Section 21-155-83; and Outlots 8, 17-20, 22 and unplatted portions of Section 22-155-83; and Outlot 31, Section 27-155-83; and Napa Valley Addition, Block 5, Lot 1: and Napa Valley 18th Addition, Lots 1 and 2, all in the City of Minot, North Dakota.

To rezone proposed Lot 2, Block 3 containing 176.40 acres and Lot 1, Block 4 containing 30.84 acres, all in proposed Napa Valley 19th Addition from Districts AGP, AG, P and C-1 to District P.

- And also, to rezone Lot 1, Block 2 and Lot 1, Block 3, and Lot 2, Block 3, to district P, Public and to maintain the existing R-1 zoning for Lot 1, Lot 2, and Lot 3, Block 1, all in Napa Valley 19th Addition.
- To request a variance to the required front yard setback in P zoning districts from twenty five feet (25') to fourteen feet (14') for a proposed pump house on Lot 1, Block 3 of proposed Napa Valley 19th Addition.

DEVELOPMENT SUMMARY CHART:

Site Area:	Total site area is 214.86 acres including 204,136.48 s.f. (4.68 acres) of dedicated street right-of-way.
Building Area:	N/A
Green Area Required:	N/A
Green Area Proposed:	N/A
Parking Required:	N/A



GENERAL LOCATION:

The majority of the subject property is located in the floodplain along the Souris River and the property is on the west side of town. The U.S. 83 Bypass is the west boundary of the property and it extends east along the section line to the south and along proposed 7th Avenue SW alignment on the north for approximately 4,000 feet. The Souris Valley Golf Course occupies part of this property with the remainder reserved for parks and open space and three R-1 residential lots are located along the north side of 7th Avenue SW.

EXECUTIVE SUMMARY:

The applicant is requesting a portion of the property be annexed. The applicant is also requesting subdivision approval, rezoning and a setback variance. Annexation of several outlots and combining those outlots with portions of previously unplatted land as well as previously platted lots in the Napa Valley subdivision to propose a new subdivision which will feature dedication of public right-of-way for 7th Avenue SW as well as dedication of easements for permanent flood control levees. A water control pump house is proposed on one of the lots on the south side of 7th Avenue NW and it requires a front yard setback variance.

Staff recommends approval of the annexation, subdivision plat, rezoning, and variance request.

BACKGROUND AND ANALYSIS:

Annexation:

The four outlots along the east side of the Hwy. 83 Bypass are contiguous to City limits but have yet to be annexed into the City. Although these lots are located in the floodplain and not buildable, they provide an opportunity to increase the public park land and bring the proposed subdivision all the way west to abut the bypass right-of-way. It does not make sense to not annex them as there would be "island" of un-annexed land as a result.

Subdivision/Platting:

Napa Valley 19th Addition proposes two large lots of 176.40 and 30.84 acres respectively that are primarily flood plain but can be used for parks and recreation and open space purposes. The Souris Valley Golf Course, the dog park and the wagon wheel baseball/softball complex are located here already. There are three (3) residential lots along the north side of 7th Avenue SW that are not in the 100-year floodplain but are in the 500-year floodplain and were flooded in 2011. The remaining smaller lots on the north and south side of 7th Avenue SW are to be zoned public and the southern lot, Lot 1, Block 3, is the proposed location for the pump house. There is a section of 7th Avenue SW that is not constructed, apparently never platted through, leaving a gap in the street. Right-of-way for the 7th Avenue SW corridor is dedicated for the length of the plat. Easements are also dedicated for permanent flood control levees that will be constructed in the future. All of the lot configurations in the proposed subdivision meet or exceed the minimum standards.

Planning and Zoning:

Single-family homes, golf courses, and park facilities are allowable uses by right in R-1 districts. Golf courses, parks, athletic fields and pump houses are allowed by right in P districts, however the code requires any proposed use of land by a public agency to be submitted to the Planning Commission for review and approval. Listed criteria for review include; proposed uses relative to the comprehensive plan, lot areas, lot dimensions, lot coverage, and floor area ratio, building height, building setbacks,

parking and loading spaces, traffic flow and other similar requirements governing the use of the property.

Building Materials and Architecture:

The proposed construction material for the pump house feature pre-cast concrete panels in complementary earth tone colors, a steel shingle roof, and doors and window designed to have a residential look. The architectural design of the pump house features a gable roof which will allow, along with the materials, a building that is compatible with the residential surroundings.

Landscaping, Screening and Buffer yards:

N/A

Building setbacks:

The required setbacks in P zoning districts are based on C-2 regulations as follows:

- Front 25 feet, increased to 40 feet when fronting on a collector or arterial street
- Corner side 25 feet, increased to 40 feet when siding to a collector or arterial street
- Interior side 0 feet, except when abutting R districts it shall be 15 feet
- Rear 0 feet except when abutting R districts it shall be 25 feet

A variance to reduce the front yard setback is being requested.

Signage:

No signage has been requested.

Public Land Dedication:

Approximately 209 acres of the total 214.86 acres contained in the plat (or 97%) is to be zoned P, Public.

Variance/Hardship

The applicant is requesting a variance to allow the front yard setback on Lot 1, Block 3 in the P, Public zoning district, to be reduced from the required twenty five feet (25') to fourteen feet (14'). This variance is being request on the basis of undue hardship beyond the applicant's control based on three factors unique to this property.

- 1) The existing levee easements as determined by the U.S. Army Corps of Engineers encroach on this property.
- 2) The proposed levee easements as determined by the U.S. Army Corp of Engineers encroach on this property.
- 3) The existing right-of-way of 7th Avenue SW cannot be altered.

These three constraints, when added together, result in an irregularly shaped lot upon which the required pump house cannot be accommodated without the requested eleven-foot (11') front yard setback variance.

Traffic and Transportation Plan/Requirements:

The gap in 7th Avenue right-of-way will be corrected through the platting of this property with associate right-of-way dedication.

Storm Water Management Plan/Requirements:

N/A

Erosion Control Plan/Requirements:

N/A

City and Rural Utility Plan/Requirements:

N/A

Sidewalk Requirements:

Hike-bike trails will be developed in the future along the tops of the levees and other places to tie into the existing trail network.

FINDINGS OF FACT:

1. The property is primarily in the 100-year and 500-year floodplain, and as such, not developable except for recreational uses.
2. The existing outlots along U.S. Hwy. 83 By-Pass are also in the floodplain, have never been annexed even though they abut the corporate limits, and would continue to be an "island" of un-annexed land if they are not brought into the City limits at this time.
3. The highest and best use of this land is recreational and open space, with very limited low density residential north of 7th Avenue SW.
4. The various zoning categories in place on this property today including AGP, AG, R-1 and C-1 would better represent the use of the land as recreational and open space if the zoning districts were changed to P, Public zone, while the three existing R-1 lots can remain R-1. Golf courses, public and private, are an allowable use in R-1 zoning.
5. Platting of this property allows for the dedication of public right-of-way to complete the 7th Avenue SW corridor and also dedication of the permanent flood control levees.
6. The applicant has requested a variance based on a demonstrable hardship such that the proposed pump house cannot be located on the irregularly shaped lot without the setback variance.

Conditions (if approved):

None.

RECOMMENDATION

Staff recommends approval of the annexation, the subdivision plat to be known as Napa Valley 19th Addition, the rezoning request and the request for a setback variance based on the findings of fact included herein, as presented.

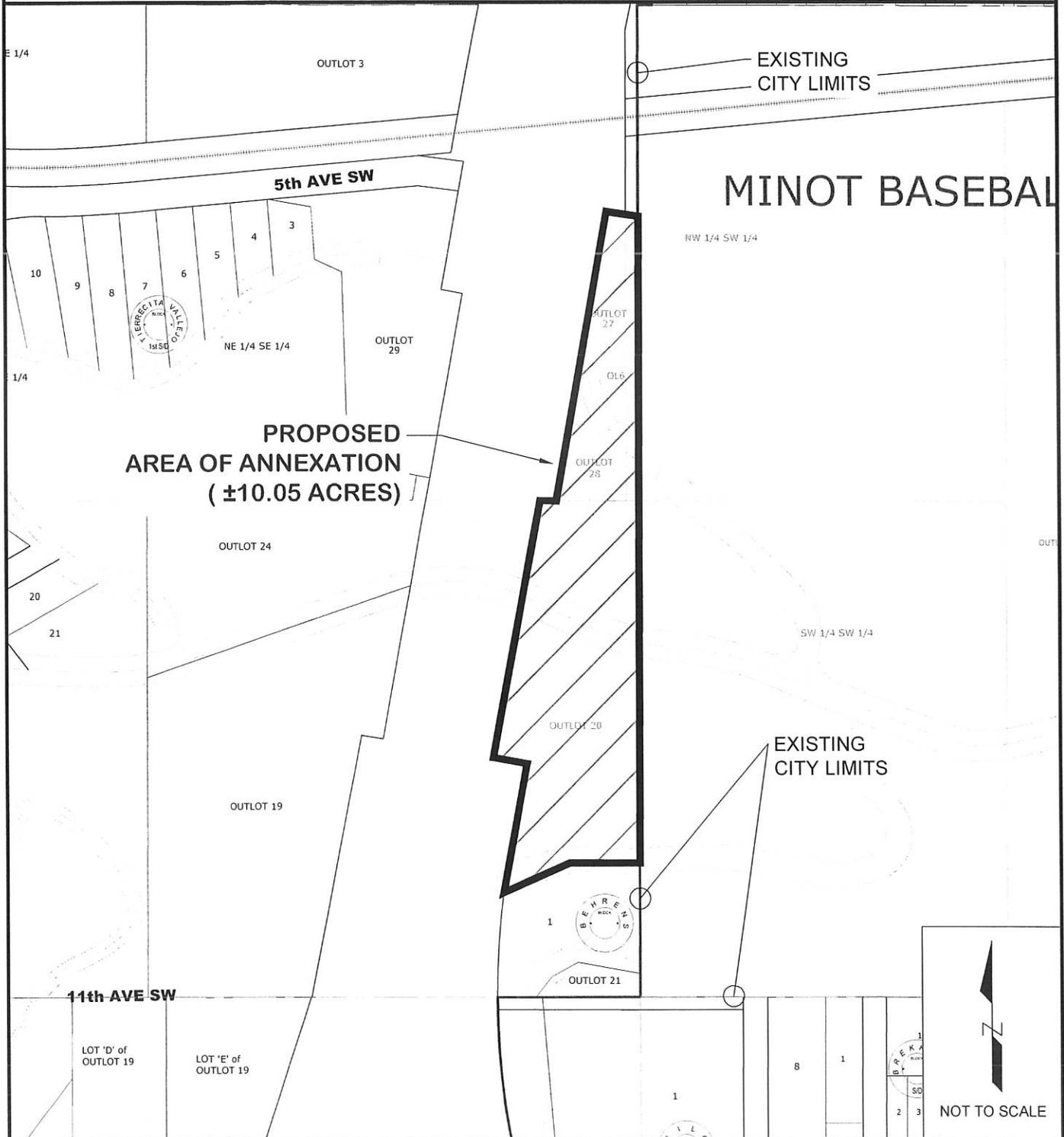
ANNEXATION EXHIBIT

LEGAL DESCRIPTION: **OUTLOTS 6, 20, 27, & 28**

SECTION 21-155-83

TO THE CITY OF MINOT, NORTH DAKOTA

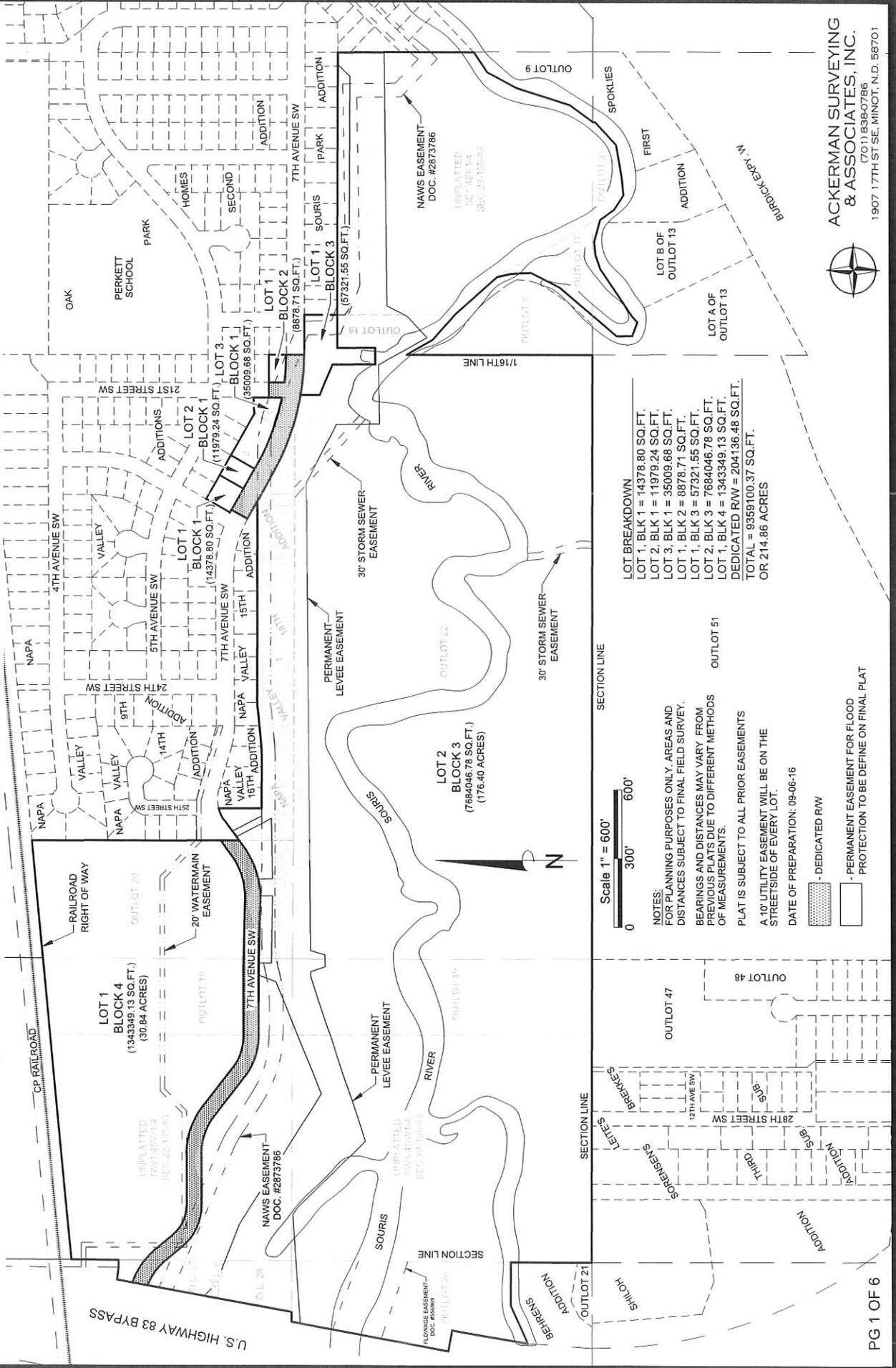
SAID TRACT CONTAINS 10.05 ACRES MORE OR LESS



MAP CREATED SEPTEMBER 22, 2016

**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, 155 NORTH, RANGE 83 WEST, 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, AND SE 1/4 SE 1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA



LOT BREAKDOWN
 LOT 1, BLK 1 = 14378.80 SQ.FT.
 LOT 2, BLK 1 = 11979.24 SQ.FT.
 LOT 3, BLK 1 = 35009.68 SQ.FT.
 LOT 1, BLK 2 = 8878.71 SQ.FT.
 LOT 1, BLK 3 = 57321.55 SQ.FT.
 LOT 2, BLK 3 = 7684046.78 SQ.FT.
 LOT 1, BLK 4 = 1343349.13 SQ.FT.
 TOTAL = 9359100.37 SQ.FT.
 OR 214.86 ACRES

NOTES:
 FOR PLANNING PURPOSES ONLY. AREAS AND DISTANCES SUBJECT TO FINAL FIELD SURVEY. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
 PLAT IS SUBJECT TO ALL PRIOR EASEMENTS A 10' UTILITY EASEMENT WILL BE ON THE STREETSIDE OF EVERY LOT.
 DATE OF PREPARATION: 09-06-16

- DEDICATED RW
- PERMANENT EASEMENT FOR FLOOD PROTECTION TO BE DEFINE ON FINAL PLAT

**ACKERMAN SURVEYING
& ASSOCIATES, INC.**
 (701) 8360786
 1907 17TH ST SE, MINOT, N.D. 58701

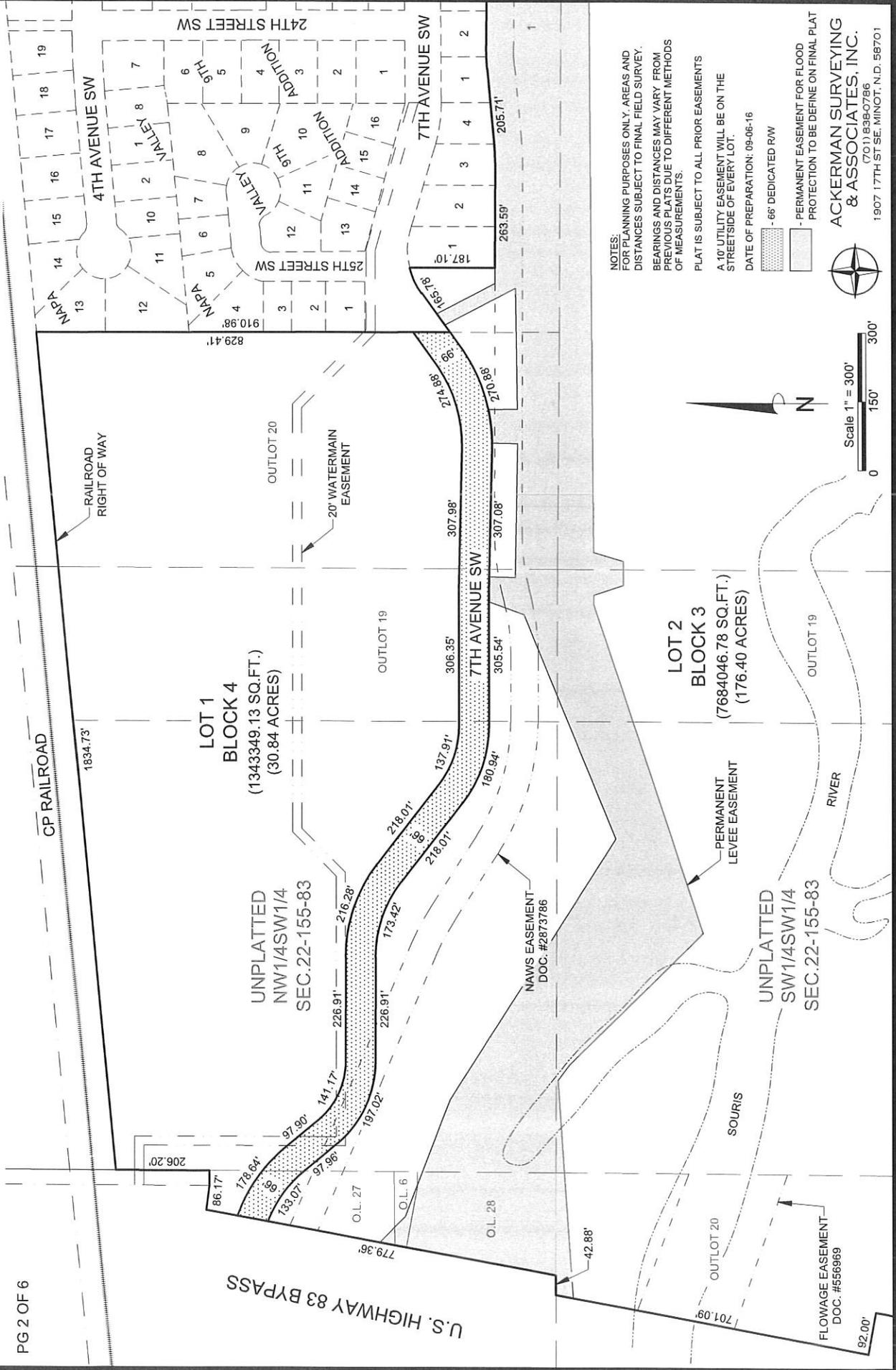


**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

TO THE CITY OF MINOT, NORTH DAKOTA

BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, 155 NORTH, RANGE 83 WEST, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, AND SE1/4SE1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA

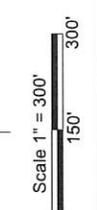
PG 2 OF 6



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DATE OF PREPARATION: 09-06-16

- 66' DEDICATED R/W
 - PERMANENT EASEMENT FOR FLOOD PROTECTION TO BE DEFINE ON FINAL PLAT

ACKERMAN SURVEYING & ASSOCIATES, INC.
(701) 836-0786
1907 17TH ST SE, MINOT, N. D. 58701

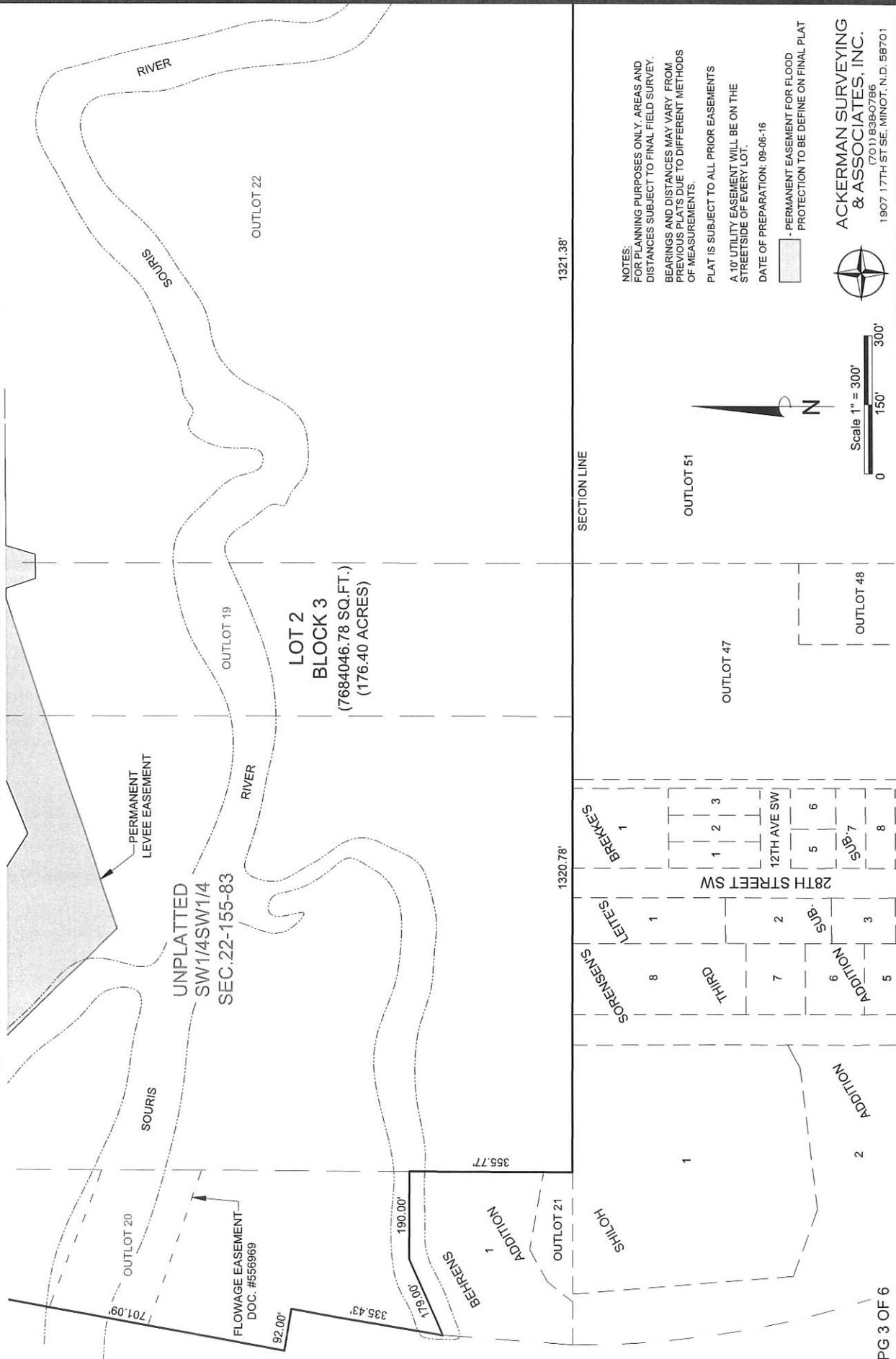


344

**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

TO THE CITY OF MINOT, NORTH DAKOTA

BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, OUTLOTS 8, 17-20, 22, UNPLATTED PORTION OF THE NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4SE1/4NW1/4SE1/4 AND SE1/4SE1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, OUTLOT 31, SECTION 27, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA



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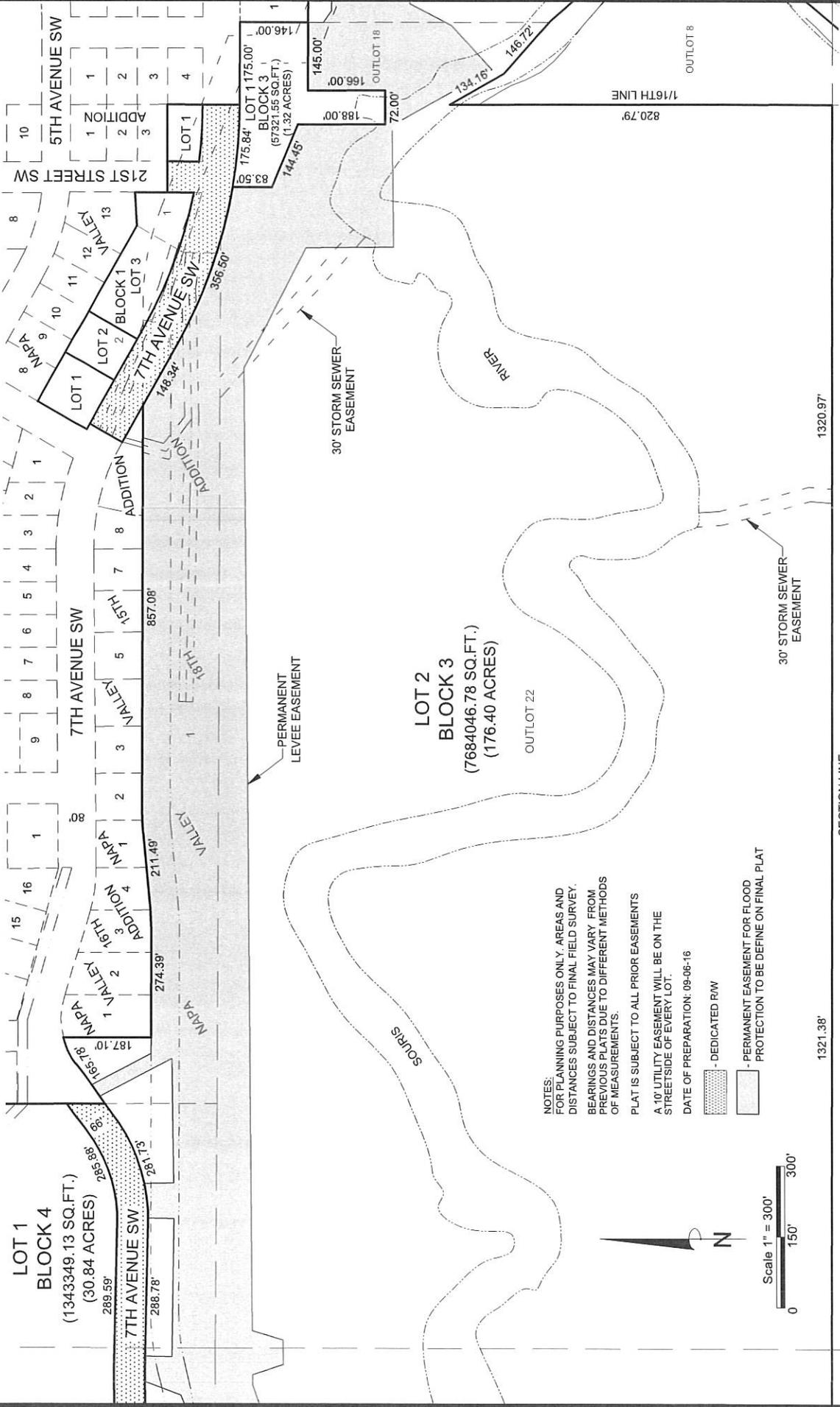
- PERMANENT EASEMENT FOR FLOOD PROTECTION TO BE DEFINE ON FINAL PLAT



ACKERMAN SURVEYING & ASSOCIATES, INC.
(701) 838-0786
1907 17TH ST SE, MINOT, N.D. 58701

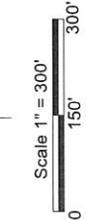
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-  - DEDICATED RW
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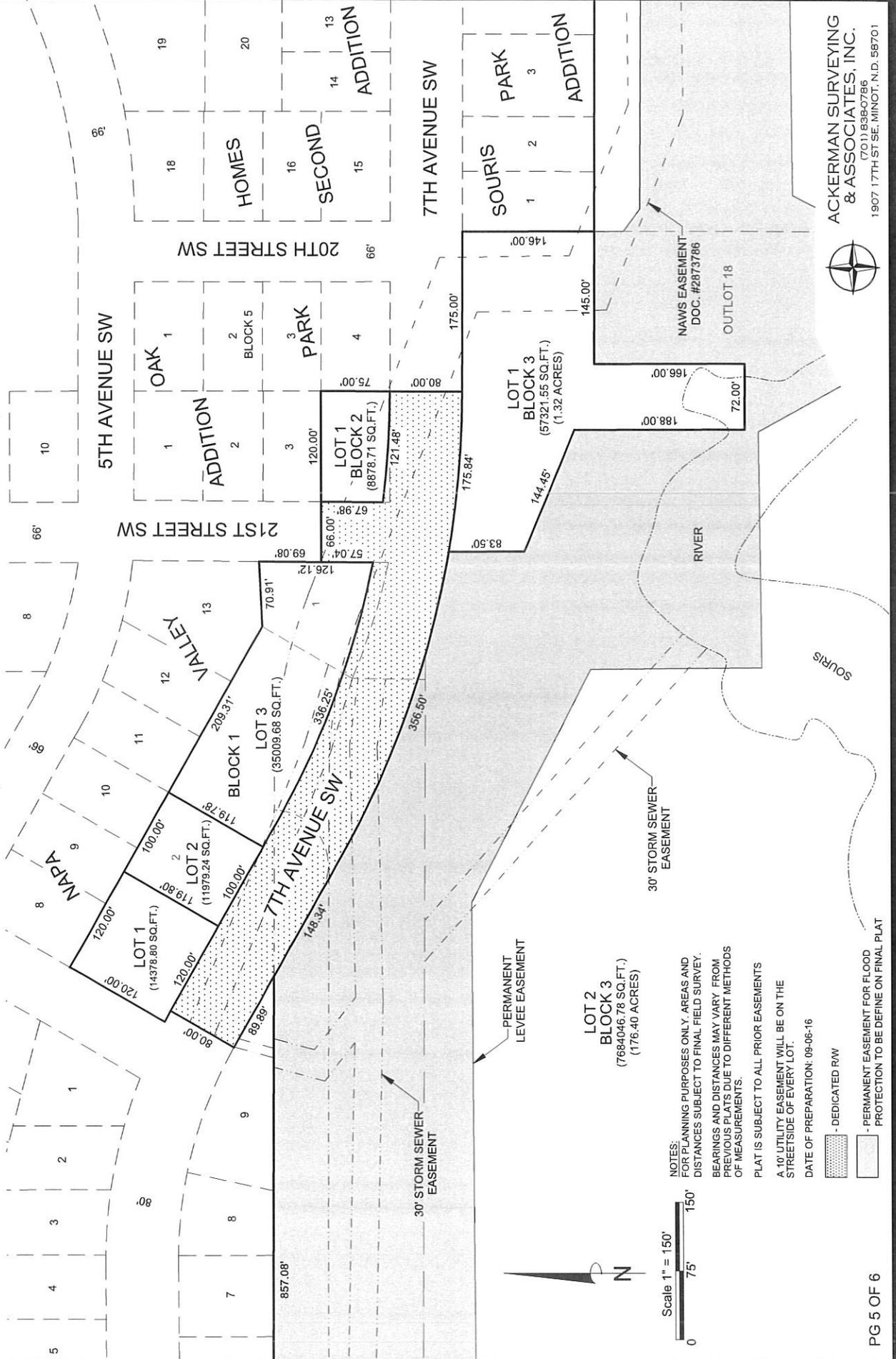
SECTION LINE

OUTLOT 51

**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

TO THE CITY OF MINOT, NORTH DAKOTA

BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, OUTLOTS 8, 17-20, 22, UNPLATTED PORTION OF THE NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4SE1/4NW1/4SE1/4 AND SE1/4SE1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, SECTION 27, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA



Scale 1" = 150'

- NOTES:
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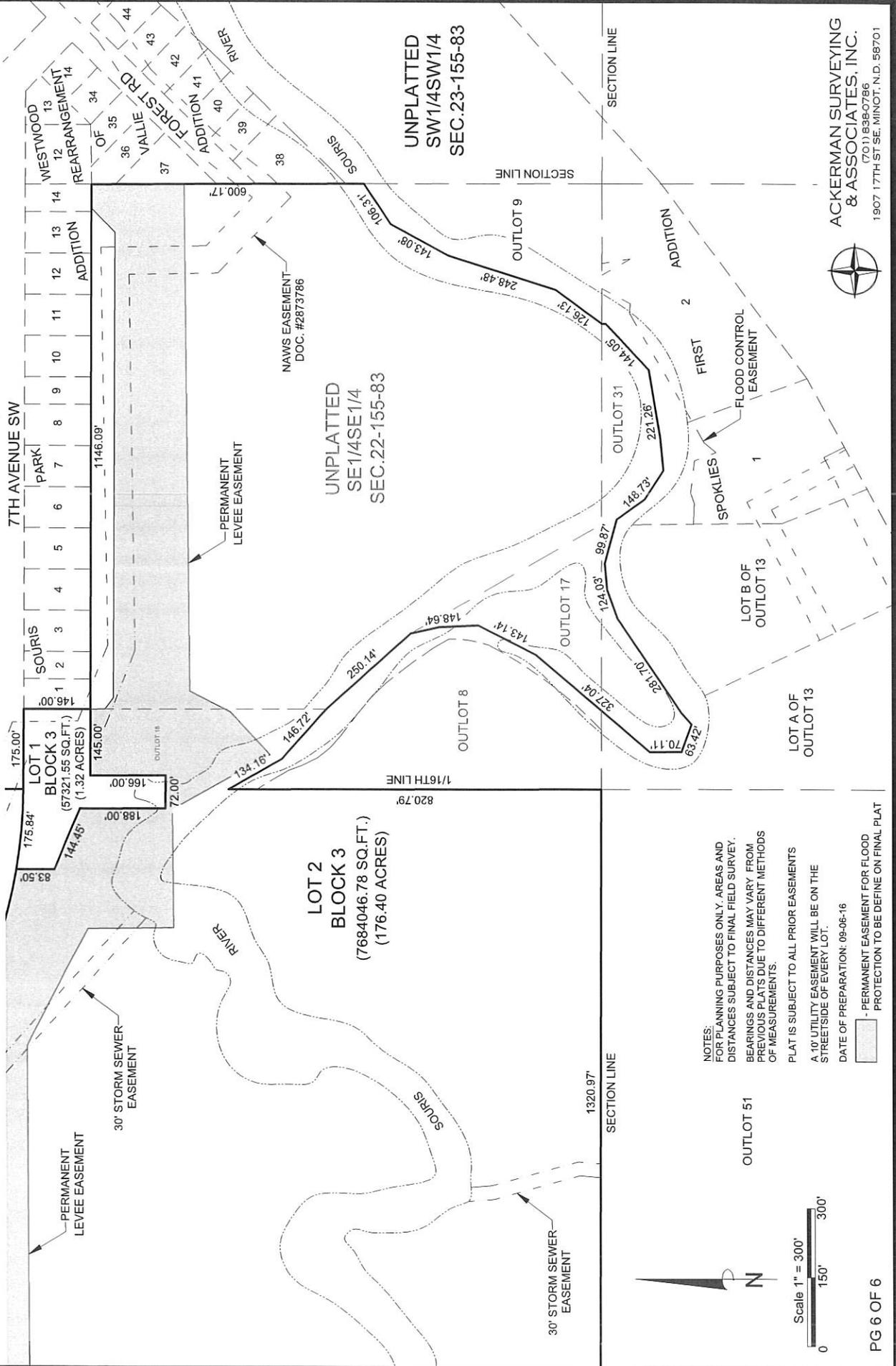


**ACKERMAN SURVEYING
& ASSOCIATES, INC.**
(701) 838-0786
1907 17TH ST SE, MINOT, N.D. 58701

344

**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

TO THE CITY OF MINOT, NORTH DAKOTA
 BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, OUTLOTS 8, 17-20, 22, UNPLATTED PORTION OF THE NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4ANW1/4SE1/4 AND SE1/4SE1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA



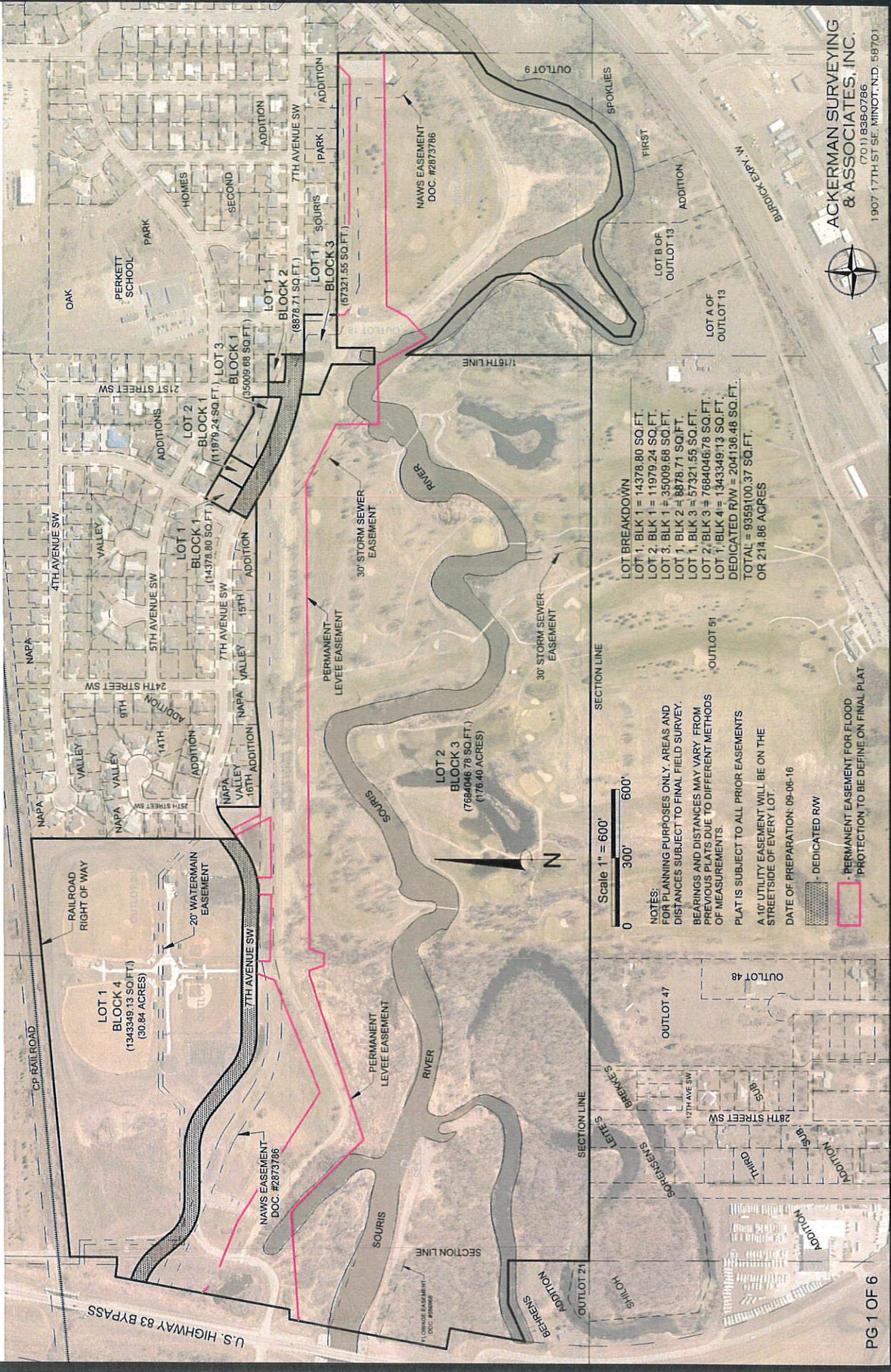
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ACKERMAN SURVEYING & ASSOCIATES, INC.
 (701) 838-0786
 1907 17TH ST SE, MINOT, N.D. 58701

**PRELIMINARY PLAT OF
NAPA VALLEY 19TH ADDITION**

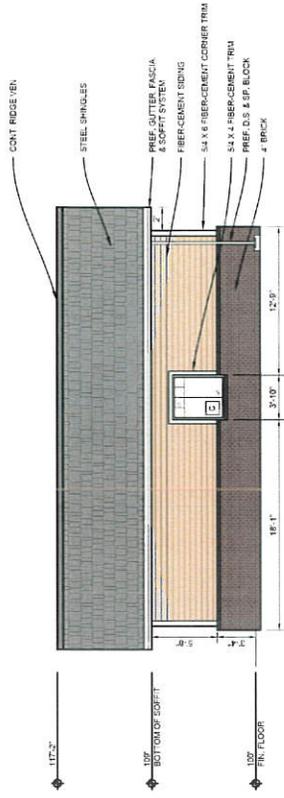
TO THE CITY OF MINOT, NORTH DAKOTA
 BEING OUTLOTS 6, 20, 27 & 28, SECTION 21, TOWNSHIP 155 NORTH, RANGE 83 WEST, OUTLOTS 8, 17-20, 22, UNPLATTED PORTION OF THE NW1/4SW1/4, SW1/4SW1/4, SE1/4SE1/4NW1/4SE1/4 AND SE1/4SE1/4, SECTION 22, TOWNSHIP 155 NORTH, RANGE 83 WEST, WARD COUNTY, NORTH DAKOTA, LOT 1, BLOCK 5, NAPA VALLEY ADDITION AND LOTS 1 & 2, NAPA VALLEY 18TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA



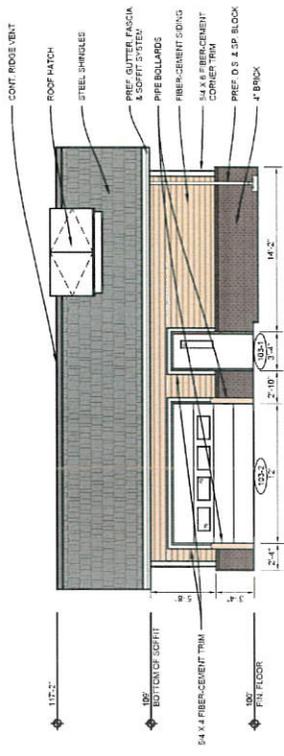
LOT BREAKDOWN
 LOT 1, BLK 1 = 14378.80 SQ.FT.
 LOT 2, BLK 1 = 11979.24 SQ.FT.
 LOT 3, BLK 1 = 35009.66 SQ.FT.
 LOT 1, BLK 2 = 8878.71 SQ.FT.
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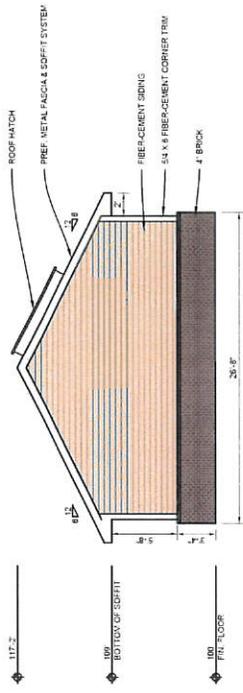
ACKERMAN SURVEYING & ASSOCIATES, INC.
 (701) 838-0786
 1907 17TH ST SE. MINOT, ND 58701



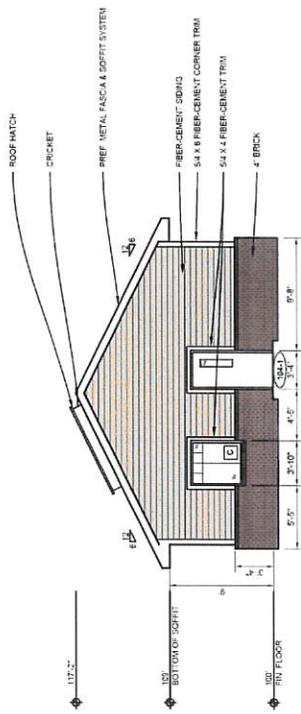
3 ELEVATION: WEE LINKS EAST EXTERIOR
A-200 3/16" = 1'-2"



1 ELEVATION: WEE LINKS WEST EXTERIOR
A-200 3/16" = 1'-2"



4 ELEVATION: WEE LINKS NORTH EXTERIOR
A-200 3/16" = 1'-2"



2 ELEVATION: WEE LINKS SOUTH EXTERIOR
A-200 3/16" = 1'-2"

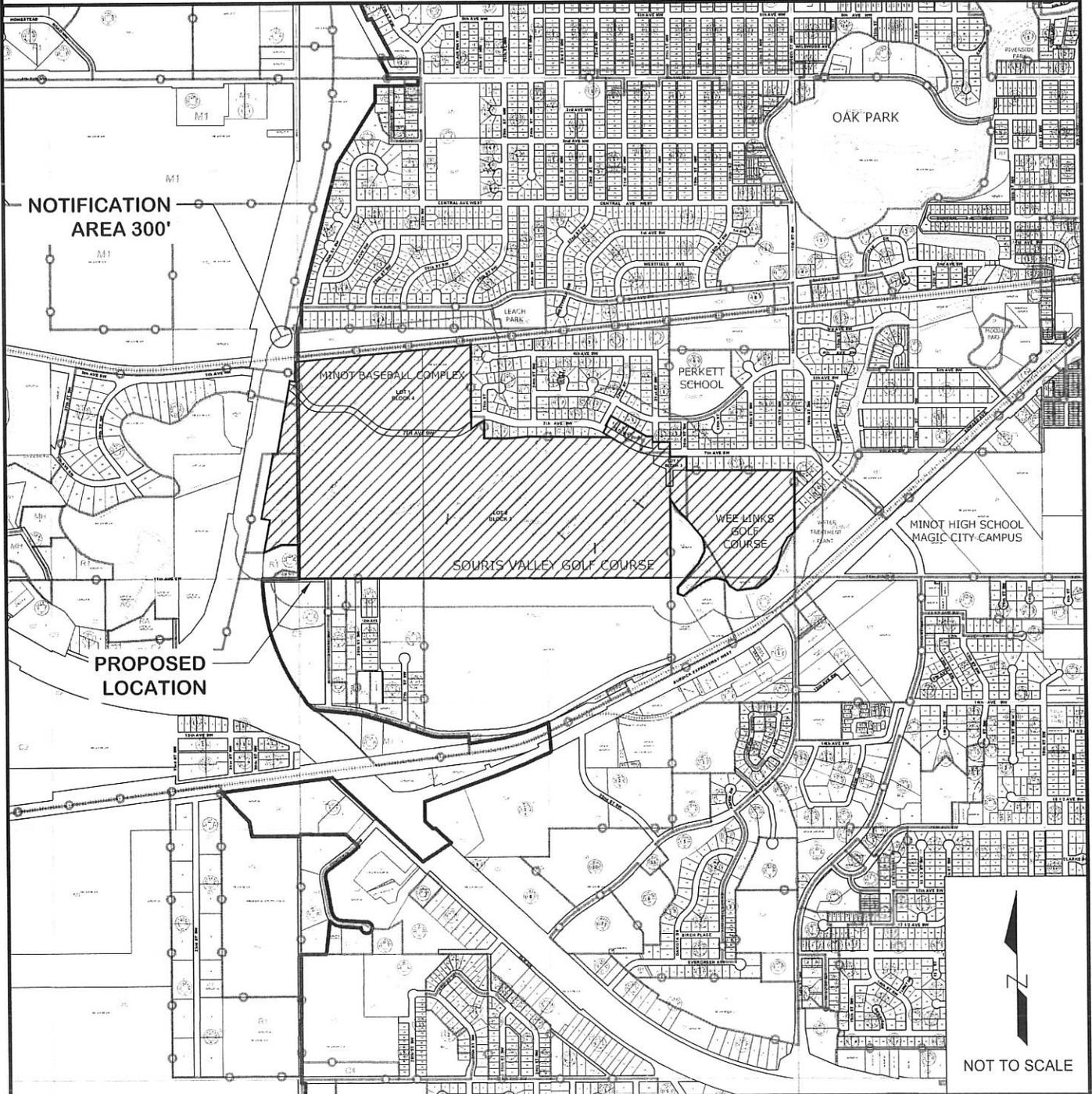
Mouse River Enhanced Flood Protection Project Ph. 2-3

Wee Links Irrigation Pump Station



**PROPOSED SUBDIVISION BY PLAT, ANNEXATION, ZONE CHANGE, AND
VARIANCE IN ZONING REGULATION
NAPA VALLEY 19TH ADDITION**

**BEING OUTLOTS 6, 20, 27, & 28, SECTION 21-155-83; OUTLOTS 8, 17-20, 22, &
UNPLATTED PORTIONS OF SECTION 22-155-83; OUTLOT 31, SECTION
27-155-83; NAPA VALLEY ADDITION, BLOCK 5, LOTS 1; AND NAPA VALLEY
18TH ADDITION, LOTS 1 & 2
CITY OF MINOT, NORTH DAKOTA**



MAP CREATED SEPTEMBER 22, 2016

City of Minot

Planning Commission

Staff Report

Meeting Date:	10/31/2016	Item #:	5
Project #:	8016-10.3	Staff Recommendation:	APPROVAL With Conditions
Development Title:	Trinity Health Addition, Lot 1		
Current Legal Description:	Lot 1, Trinity Health Addition		
Address: (if applicable)	None assigned, 37 th Avenue SW		
Current Zoning:	AG	Proposed Zoning:	C2
Guided Use:			

Applicant/Owner: Trinity Health
Dave Kohlman
1 West Burdick Expy
Minot ND 58701
701-857-5145
dave.kohlman@trinityhealth.org

Representative: Sean Weeks, Ackerman-Estvold
1907 17th Street SE
Minot, ND 58701
701-837-8737
sean.weeks@ackerman-estvold.com

Zoning Ordinance Ref:

- Section 11.4: Conditional uses in C2, (e) clinic, hospital, nursing home, institutional facility
- Section 11.4: Conditional Uses in C2, (h) buildings in excess of sixty feet (60') in height
- Section 30-3: Conditional Use Permits
- Section 30-5: Text Amendments and Zoning District Changes

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- An amendment to the Future Land Use Plan of the Comprehensive Development Plan from land use categories "Low Density Residential", "Medium Density Residential", and "General Mixed Use" to category "Hospital."
- To rezone the 43.48-acre tract from AG, Agricultural District to C2, General Commercial District.

- A Conditional Use Permit (CUP) to: 1) build a new hospital facility and; 2) for the hospital building to exceed the sixty-foot (60') maximum allowable height limit with a proposed 100-foot (100') tall building.

DEVELOPMENT SUMMARY CHART:

Site Area:	43.48 acres or 1,893,399 sf
Building Area:	Building footprint 313,081 sf, 840,000 sf enclosed building area
Maximum Impervious	No limit, except required to meet setback and parking requirements
Impervious cover proposed:	910,892 sf or 48 percent
Green Area Required:	No minimum
Green Area Proposed:	554,606 sf plus SWM 125,213 sf = 679,819 sf (36 percent)
Parking Required/Proposed:	1,402 stalls / 1,947 stalls



The property is generally located on the south side of 37th Avenue SW, roughly halfway between 16th Street SW and 30th Street SW.

EXECUTIVE SUMMARY:

The applicant is requesting approval to rezone a 43.48 acre tract of land for a new hospital and associated Medical Office Building (MOB) in southwest Minot, west of 16th Street SW on the south side of 37th Avenue

SW. The property is currently zoned AG by default and the rezoning request to C2, General Commercial district requires an amendment to the Future Land Use Plan from designated land uses categories “Low Density Residential, Medium Density Residential, and General Mixed-Use” to be designated as “Hospital.” Hospitals are allowed as a conditional use in C2 zones, so the applicant is requesting a Conditional Use Permit (CUP). The proposed building will exceed the maximum allowable height of sixty feet (60’), likely pushing 100 feet (100’) in height and the CUP provisions in C2 zoning also allow for this height increase.

BACKGROUND AND ANALYSIS:

Planning and Zoning:

Hospitals are allowable as conditional uses in C2 zoning. The Conditional Use procedure also allows an increase in height above 60 feet (60’). Conditional Use allows for zoning exceptions if it can be demonstrated that the permit will not negatively impact the surrounding properties.

The subject property is surrounded by the General Mixed Use Future Land Use designation to the north east and partially to the west. The General Mixed Use category calls for mixed office, retail and residential uses in neighborhood centers. Also to the east exist High Density Residential and Medium Density Residential Future Land Use designations. To the south, the Future Land Use is designated as Low Density Residential. Much of the surrounding property is vacant with the exception of a Dental Clinic and Apartments to the west and small offices to the northeast of the subject property. The proposed hospital should not be detrimental to the area provided that any traffic impacts are mitigated.

With regard to zoning, C2 zoning exists directly west of the subject parcel, R4 and C1 to the north, and AG to the east and south of the subject property.

Building Materials and Architecture:

The application contains a full set of proposed building elevations. The applicant states that these elevations are for reference only and that materials and finishes indicated in these drawings are only intended to relay design intent. Final materials and finishes have not been selected at this time. The proposed building as depicted, however, would exceed the minimum standards for material type as set forth in the requirements under C2 zoning.

A hospital is by definition all about people and movement, as such, the architecture and planning should reflect this. The main public entrance needs high visibility and easy access, leading to the main public space within the building. The exterior approach (north elevation) looks massive and should be more transparent and inviting. The approach should be designed to be more expressive to reflect interior space as an assembly area.

An outpatient entrance should also be visible but should be separate from inpatient and visitor traffic. Emergency Medicine needs a separate access away from public traffic, but convenient to outside access. The service entrance and loading bays need to be easily accessible but out of public view.

The City will be working with the architect to finalize the elevations and building materials prior to the issuance of any building permits.

Landscaping, Screening and Buffer yards:

Landscaping is required in C2 zoning districts and a Landscape Plan has been submitted. The Plan provides for 52 street trees out of a total of 618 trees. Buffer areas adjacent to residential and AG district should provide for a fence or screening system with a minimum of eighty percent opaque material and six (6) feet in height. Although this information has been verbally presented in the Plan, the submitted Landscape Plan is very schematic. For example, details of the buffer fencing have not been provided. Staff also requires seeing an illustrative or three-dimensional site plan or drawing showing how the vegetation will appear on the site.

Building setbacks:

All minimum building setbacks are met or exceeded. At a minimum, the side yard should be 15 feet and rear yard should be 25 feet because the subject property abuts a residential use to the west and AG property to the south.

Annexation:

This property was previously annexed into the City corporate limits.

Signage:

No signage has been requested.

Public Land Dedication:

N/A

Variance/Hardship

N/A

Traffic and Transportation Plan/Requirements:

Adequate access and circulation is provided around the building and throughout the site for patients, staff, visitors, and emergency service vehicles. A helipad is proposed for trauma air service. Adequate off-street parking is provided with some 356 stalls located under the proposed building in an underground parking garage and 1,591 at grade stalls for a total of 1,947 stalls, which equates to 555 stalls above the minimum required by code.

Staff is concerned, however, with the extensive amount of impervious area proposed and the distance of some of the parking from the building entrances. Because the proposed use is a hospital, the furthest parking space should be a maximum of 300 feet from the building entrance. Visitors and patients should be afforded the same convenience of access as hospital staff. The long distance makes it difficult for persons walking to the entrance during inclement weather conditions. Staff request that more analysis be given to the development of a parking ramps to ease access for visitors and patients.

A Traffic Study will need to be submitted and approved by the Traffic Engineer.

Storm Water Management Plan/Requirements:

Storm Water Management Plans will need to be submitted and approved by the City Engineer.

Erosion Control Plan/Requirements:

Erosion Control practices will need to meet the state of North Dakota requirements and approved by the City Engineer prior to issuance of any building permits.

City and Rural Utility Plan/Requirements:

N/A

Sidewalk Requirements:

Sidewalks will be installed as depicted on the site plan.

FINDINGS OF FACT:

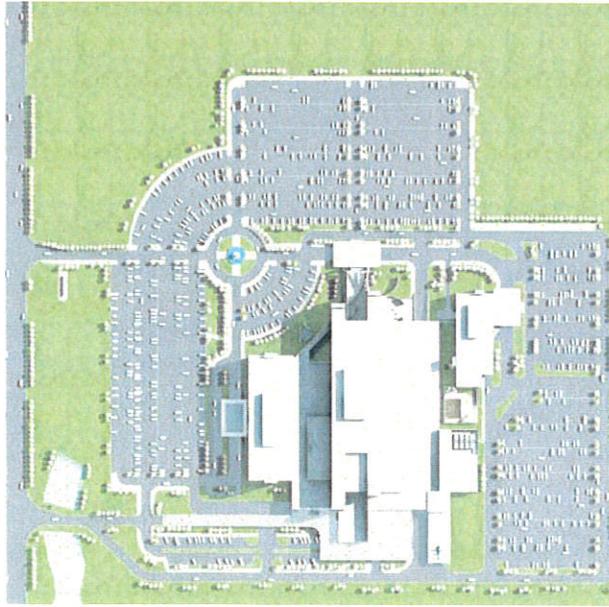
1. The property location is well suited for C2 zoning and a proposed hospital.
2. The existing Future Land Use map contemplates a mixture of uses and must be amended to conform to the proposed zoning before the subject property can be rezoned to C2.
3. Hospitals require a Conditional Use Permit to locate and operate in C2 zones.
4. Since efficiency is of utmost importance to providing the best possible hospital services, the building can operate more efficiently as it grows vertically by adding stories and maintaining a compact footprint, as opposed to sprawling out across a large footprint adding more distance between functional areas. Therefore, the height variance is justifiable from a maximum height of sixty feet (60') to an increase of one hundred feet (100') as allowed by the conditional use permit.

Conditions:

1. Final building elevations and materials are submitted prior to the issuance of any building permits.
2. An illustrative Landscaping Plan is submitted prior to the issuance of any building permits.
3. A traffic impact analysis is submitted prior to the issuance any building permits.

RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** of the proposed amendment to the Future Land Use Plan, the associated rezoning request, and the request for a conditional use permit to allow construction of a new hospital on the subject property, and for the proposed building to exceed the maximum allowable height with conditions that final building elevations and materials, an illustrative Landscape Plan and a traffic impact analysis be presented to the Planning Department prior to the issuance any building permits.



Trinity Health
SCHEMATIC DESIGN FIVE

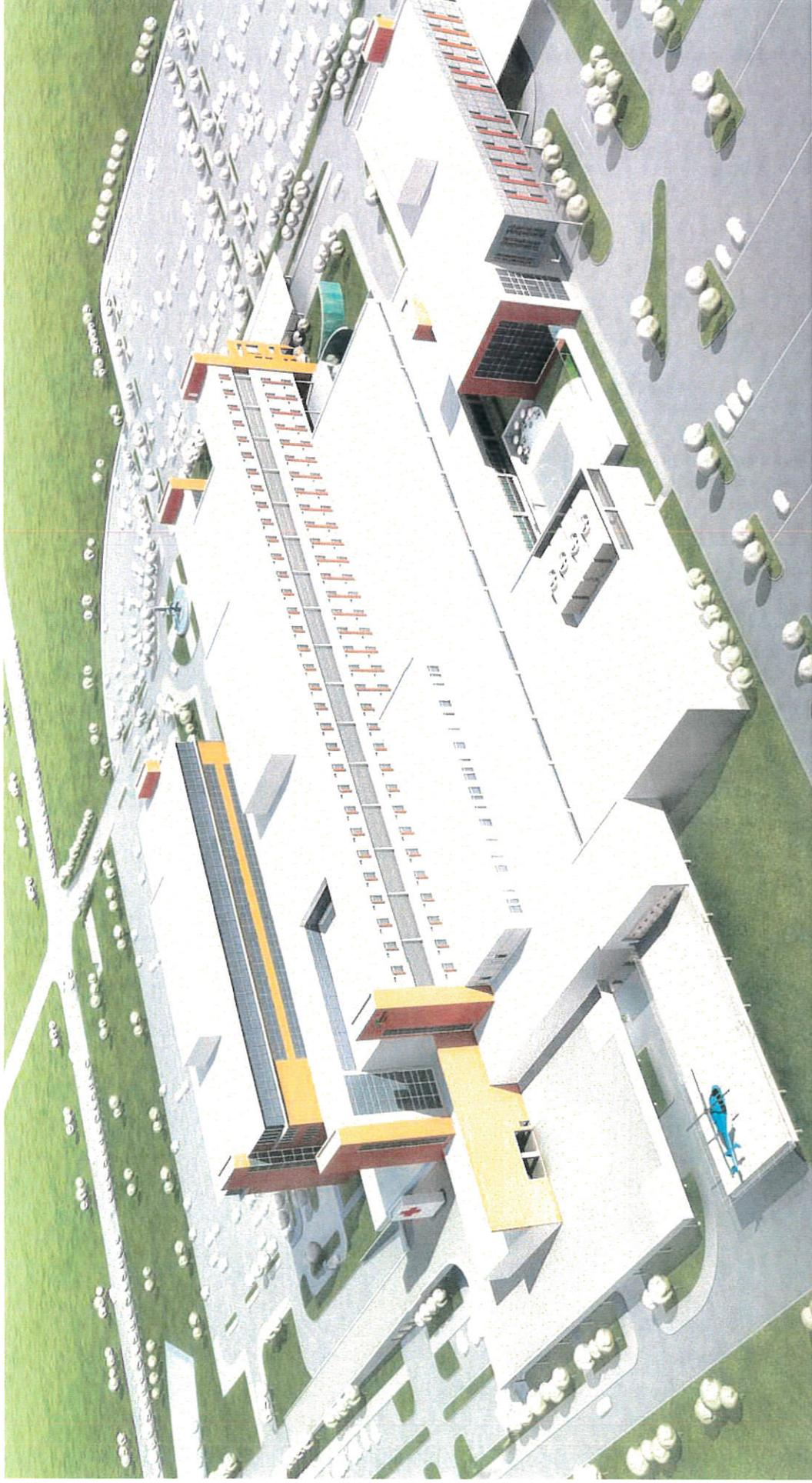
01 - 05 AUGUST 2016



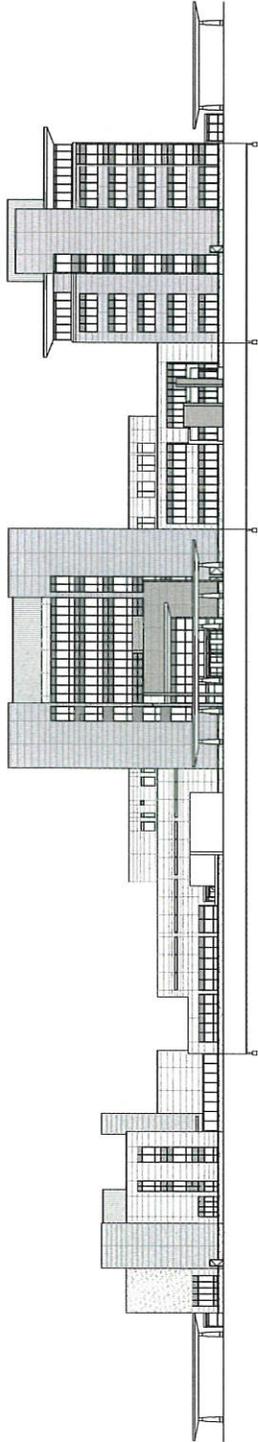
DESIGN CHANGES LIVES



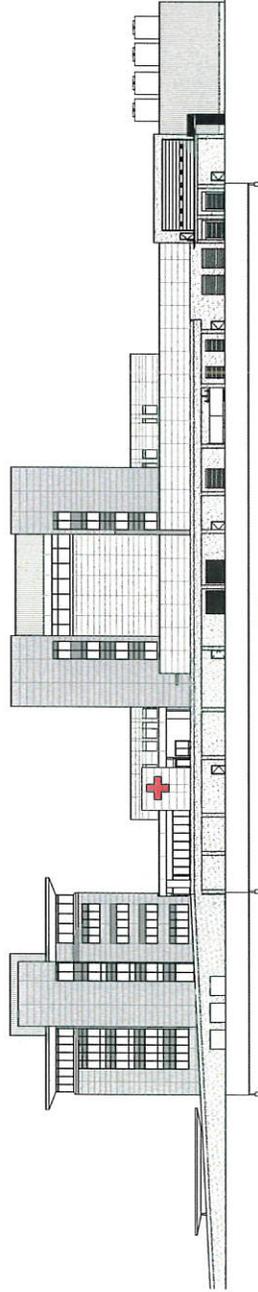
Aerial View from Northeast - Orange Sunshades Option



Aerial View from Southwest - Orange Sunshades Option



East Elevation

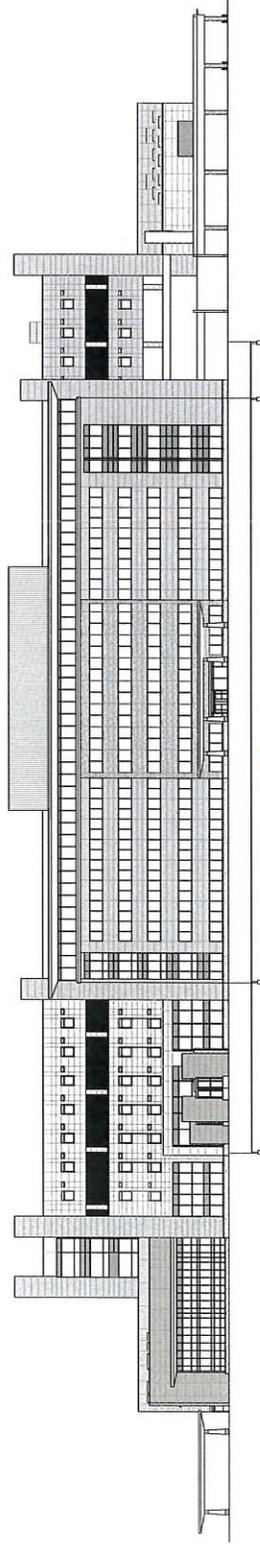


West Elevation

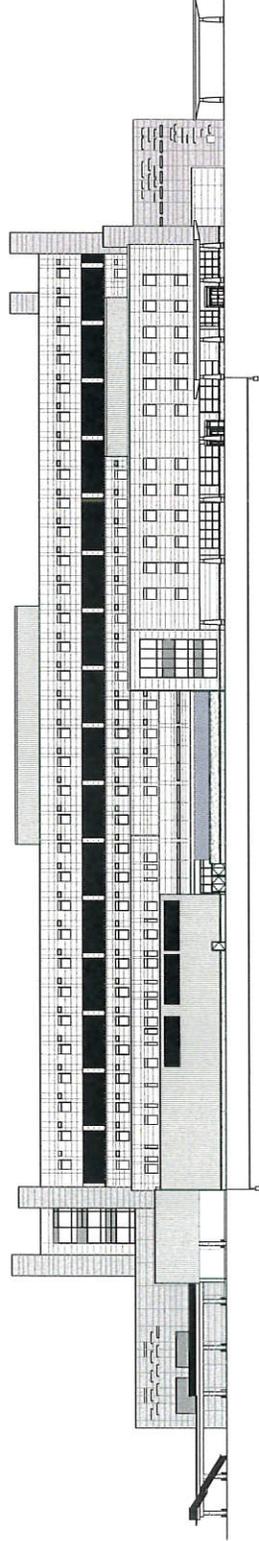
The attached exterior elevations are for reference only.
Materials and finishes indicated in these drawings are only intended to relay design intent.
Final materials and finishes have not been selected or approved at this time.

East and West Elevation





North Elevation



South Elevation

The attached exterior elevations are for reference only.
Materials and finishes indicated in these drawings are only intended to relay design intent.
Final materials and finishes have not been selected or approved at this time.

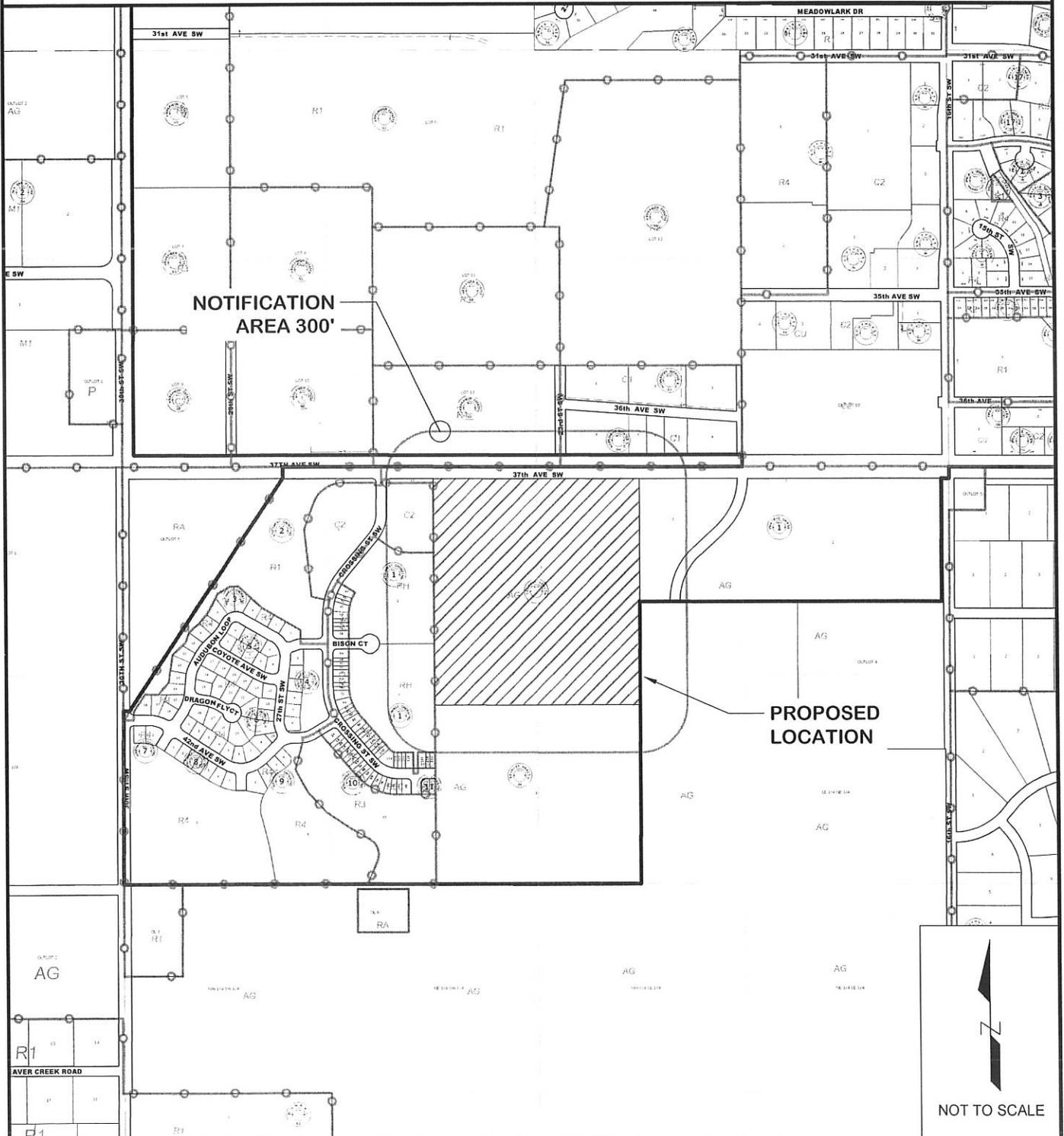
North and South Elevation



PROPOSED CONDITIONAL USE PERMIT, ZONE CHANGE

TRINITY HEALTH ADDITION, LOT 1

CITY OF MINOT, NORTH DAKOTA



TO: Planning Commission

FROM: Robert C. Davis, Planning Director



DATE: October 24, 2016

RE: Hilltop 6th Addition – CUP for Cell Tower Reassigned to New Legal Description,
Resolution No. 3517

This request was brought forward from the Planning Commission at the September 26, 2016, meeting to the October 3, 2016, City Council meeting. Due to an administrative oversight the resolution has an incorrect legal description. The CUP should have been reassigned to Hilltop 6th Addition, Lot 2 not Lot 1. It is requested that the Planning Commission approve and forward the recommendation to the City Council for the passage.

PLANNING COMMISSION

Regular Meeting

September 26, 2016

Page 1 of 5

Regular Meeting: Planning Commission Committee

Location: City Hall, Council Chambers, 515 2nd Avenue SW, City of Minot, ND

Meeting Called to Order: September 26, 2016 at 6:30 p.m.

Presiding Official: Chairman, John Zimmerman

City Clerk: Kelly Matalka

Members in Attendance: Wallace Berning, Matt Geinert, Jon Hanson, Larry Holbach, Pam Karpenko, Tyler Neether, Todd Wegenast, Bob Wetzler, John Zimmerman

Members Absent: Jody Bullinger, Jessica Henderson, Todd Koop

City Staff Present: Planning Director, Principal Planner, Acting City Manager, City Attorney, Asst. City Engineer, Building Official, Public Information Officer, Chief Olson, Public Works Director, Asst. Public Works Director.

Others Present: Aldermen Jantzer, Shomento, Straight, Sipma.

Meeting Called to order by Chairman John Zimmerman

Approval of the August 29, 2016 Regular Meeting Minutes.

Motion by Holbach, seconded by Geinert, to approve the August 29, 2016 regular meeting minutes, and was carried by the following roll call vote: ayes: Berning, Geinert, Hanson, Holbach, Karpenko, Neether, Wegenast, Wetzler, Zimmerman. nays: none

Motion passed

RECOMMENDATIONS

Item #1:

The City Council approve an application by Mark Hildahl represented by Christopher Strange to subdivide The Bluffs Addition; Block 1, Lot 44; Block 7, Lot 1; Block 8, Lot 1 into 3 lots to be known as The Bluffs 6th Addition, Lots 1-3.

This property is located at 1912 Valley Bluffs Dr. SE, the Country Club Golf Course, and 4260 27th St SE.

Findings of Fact:

1. The property is zoned R1 (Single Family Residential) District.
2. The subject property is designated as Very Low Density Residential in the Future Land Use Plan
3. The plat is required in order to correct surveying errors.
4. The resulting plat would be complimentary to the larger area and would eventually be beneficial to homeowners within the plat as it would provide them with more rear yard space.

Conditions:

1. Traffic study will be required and approved by the Traffic Engineer.
2. Storm Water Management Plans will be required and approved by the City Engineer.
3. Erosion Control practices will need to meet State of North Dakota requirements and be approved by the City Engineer.
4. Developer's Agreement will be in place prior to the plat being recorded.
5. Sidewalks will be required.
6. Public Utility Fees will be required.

Commissioner Neether stated, he has no objection to the application but would have liked to see the preliminary plat on record compared with the proposed changes.

Whereupon a motion was made by Karpenko, seconded by Geinert to approve the item with staff findings of fact and conditions; and was carried by the following roll call vote: ayes: Berning, Geinert, Hanson, Holbach, Karpenko, Neether, Wegenast, Wetzler, Zimmerman. nays: none

Motion Passed

Item #2:

The City Council approve an application by SRT Communications, Ron Aberle, to subdivide Hilltop Addition, Lot 1 into two lots to be known as Hilltop 6th Addition, Lots 1 & 2.

Also, the City Council adopt a resolution to reassign the special use permit, now known as a conditional use permit, originally granted on Hilltop Addition, Lot 1 for a cell tower on May 5, 2003, to proposed Hilltop 6th Addition, Lot 1.

This property is located at 523 30th St NW.

Findings of Fact:

1. The properties, i.e., proposed Lots 1 and 2 are zoned M2 Heavy Industrial.
2. The application would be consistent with the Comprehensive Plan as the site is designated as Office Business Park.
3. The surrounding zones are complimentary to the proposed zone change.
4. The proposed use meets the requirements of the proposed zone upon the transfer of the Conditional Use Permit.

Conditions:

1. Developer's Agreement will be in place prior to the plat being recorded.
2. An access agreement for Lot 2 must be recorded on the revised plat.

Ron Aberle, representing SRT Communications, stated, the tower has been in place since 2003. The property owner wants to sell the land but it needs to be separated so SRT can purchase the property on which the cell tower is located.

Upon questioning by Chairman Zimmerman, Mr. Aberle responded, there are no problems with the conditions recommended by staff.

Whereupon a motion was made by Neether, seconded by Karpenko to approve the item with staff findings of fact and conditions; and was carried by the following roll call vote: ayes: Berning, Geinert, Hanson, Holbach, Karpenko, Neether, Wegenast, Wetzler, Zimmerman. nays: none

Motion passed.

Item #3:

The Planning Commission approved an application by AGT Foods represented by Les Knudson, for a variance to the landscaping requirements of Chapter 24, Section 24-1 f) Minimum Tree Planting Quantity Requirements on Minot AG Complex 6th Addition, Lot 5. This variance would eliminate 113 trees and shrubs as required.

This property is located at 625 42nd ST NE.

Findings of Fact:

1. The property under consideration is currently zoned M2 (Heavy Industrial) District and is guided on the Future Land Use Plan as Industrial.
2. An exceptional practical difficulty exists because without the variance reasonable use of the property is not possible.

Conditions:

1. The petitioner should provide a revised Landscape Plan calling for industry accepted separation standards pertinent to the location of trees near the main processing facility.

Les Knudson, representing AGT Foods, stated, the company's food safety certificates require a high level of rodent and pest control. He explained, the shrubs and trees required for landscaping will attract birds which can carry E.coli and salmonella. He continued by saying, the grass on the property is about 70% planted and will be finished in the spring.

Commissioner Berning questioned why 113 trees and shrubs are required, to which the Planning Director stated, due to the size of the land and the facility, the landscaping requirement in the Zoning ordinance states there should be a certain quantity.

PLANNING COMMISSION

Regular Meeting

September 26, 2016

Page 4 of 5

Chairman Zimmerman commented, the site is zoned Heavy Industrial and there is no need for beautification at a food processing facility.

Whereupon a motion was made by Neether, seconded by Geinert, to approve the variance with staff finding of facts and conditions; and was carried by the following roll call vote: ayes: Geinert, Hanson, Holbach, Karpenko, Neether, Wegenast, Wetzler, Zimmerman. nays: Berning

Motion passed.

Item #4:

The City Council pass an ordinance to approve an application by the City of Minot represented by Jason Sorenson, to change the zone from AG (Agricultural) District and R1 (Single Family Residential) District to P (Public) District on the Minot Landfill known as NW1/4, Section 33-155-83; S1/2S1/2SW1/4, S1/2N1/2S1/2SW1/4, & SW1/4SE1/4 less N330' & Sorenson's 4th Addition all in Section 28-155-83.

Also, the City Council adopt a resolution to amend the Future Land Use Map designation from High Density Residential, Business Office Park, and Industrial to Public on the same property.

This property is located along 20th Ave SW and west of 30th Street SW.

Findings of Fact:

1. The property is zoned AG Agricultural District and R1 Single Family Residential.
2. Properties to the south and west are zoned AG (Agricultural) District. Properties to the north are zoned R1 (Single Family Residential) District and C2 (General Commercial) District. Properties to the east are zoned R1 (Single Family Residential) District and AG (Agricultural) District.
3. The subject site is designated on the Future Land Use Plan as Public, Industrial, and Office Business Park.
4. The application would be consistent with the Comprehensive Plan.

The Public Works Director clarified, the application before the Commission does not change the size or expand the existing landfill. The zone change is required in order for the Public Works Department to submit an application to the State to renew the landfill permit. He further explained, there would be lengthy approval process including permits from the State, if the intention was to expand the landfill.

Dan Albertson of 1700 33rd St SW asked why the zone is being changed now. The Public Works Director stated, as part of a five year application to the State, they must ensure the site is in compliance. The error was made when the land was purchased 30-40 years ago but was found during the application process.

Upon questioning, the Public Works Director stated, if the application is not accurate, there is a possibility the State could deny the permit and the City would no longer be able to collect trash.

Commissioner Berning spoke regarding concerns submitted by citizens about the proximity of their homes to the property being rezoned. The residents are worried the landfill will expand closer to their property if the zone change is approved.

It cannot be guaranteed, but the Public Works Director stated, the area in question is not large enough to be cost effective as a landfill.

Upon further questioning by the residents, it was clarified by Chairman Zimmerman, the application is strictly for a zone change in order to bring the property into compliance. There will be no change from the current use of the land.

The Public Works Director stated, he has no problem removing the parcels requested and only changing the zone on the areas already used as the landfill.

Wegenast moved the City Council approve an application by the City of Minot represented by Jason Sorenson, to change the zone from AG (Agricultural) District and R1 (Single Family Residential) District to P (Public) District on the Minot Landfill as was identified by Mr. Jonasson on the map.

Also, the City Council adopt a resolution to amend the Future Land Use Map designation from High Density Residential, Business Office Park, and Industrial to Public on the same property.

Motion seconded by Karpenko.

Commissioner Neether questioned if there should be a landscaping requirement to create a buffer between the properties. The Planning Director said, staff felt this was an existing use and because of the topographical features, the existing trees created a buffer.

Commissioner Neether moved the motion be amended to include a buffering and landscaping requirement on the parcels abutting the R1 zone on the east side of the map, as outlined in the zoning ordinance, seconded by Geinert.

The Assistant City Engineer commented, Public zones do not require a buffer as a Public use could be a park. She stated, the Airport recently changed zones to Public and did not require a buffer.

Whereupon a vote was taken on the amendment by Neether, seconded by Geinert and failed by the following roll call vote: ayes: Geinert, Hanson, Neether, Wetzler. nays: Berning, Holbach, Karpenko, Wegenast, Zimmerman.

Motion Failed

Whereupon a vote was taken on the original motion by Wegenast, seconded by Karpenko to approve zone change on the revised legal description based on findings of fact; and was carried by the following roll call vote: ayes: Geinert, Hanson, Holbach, Karpenko, Wegenast, Wetzler, Zimmerman. Nays: Berning, Neether

Motion Passed

Meeting adjourned at 7:31 pm.