



*Community Development Department*  
**BISMARCK PLANNING AND ZONING COMMISSION**  
**MEETING AGENDA**  
 Wednesday, December 16, 2015

Tom Baker Meeting Room

5:00 p.m.

City-County Office Building

Item No.

Page No.

**MINUTES**

1. Consider approval of the minutes of the November 17, 2015 meeting of the Bismarck Planning & Zoning Commission.

**CONSENT AGENDA**

**CONSIDERATION**

The following items are requests for a public hearing.

2. **Various Lots and Tracts in Northeast Bismarck –**  
 City-Initiated Zoning Change Phase II (R5, R10, RM30, RT, and A to P) (DN)..... 1  
*Staff recommendation: schedule a hearing*    schedule a hearing    table    deny
3. **Auditor’s Lot 6 of the NE¼ of Section 1, T138N-R80W/Lincoln Township –**  
 Zoning Change (RR to MA) (JT) ..... 7  
*Staff recommendation: schedule a hearing*    schedule a hearing    table    deny
4. **Part of Lot 1, Block 1, Kensington 1<sup>st</sup> Addition – Zoning Change (RM15 to RT) (JW)..** 11  
*Staff recommendation: schedule a hearing*

**REGULAR AGENDA**

**FINAL CONSIDERATION**

The following items are requests for final action and forwarding to the City Commission.

5. **Tract 5 of the NE ¼ of Section 26, T139N-R80W/Hay Creek Township –**  
 Annexation (JT)..... 15  
*Staff recommendation: approve*    approve    continue    table    deny



6. **Unannexed Tracts in Sections 21 & 22, T139N-R80W/Hay Creek Township – Annexation (DN)** ..... 17  
*Staff recommendation: approve*                      approve    continue    table    deny

**PUBLIC HEARINGS**

The following items are requests for final action and forwarding to the City Commission

7. **Meadowlark Commercial 9<sup>th</sup> Addition (JT)**
- a. **Zoning Change (RT & P to CA)**..... 21  
*Staff recommendation: approve*                      approve    continue    table    deny
- b. **Minor Subdivision Final Plat** ..... 25  
*Staff recommendation: approve*                      approve    continue    table    deny
8. **Various Lots and Tracts in Northwest Bismarck – City-Initiated Zoning Change Phase I (R5, RM15 & RM30 to P) (DN)**..... 31  
*Staff recommendation: approve*                      approve    continue    table    deny
9. **University of Mary Second Subdivision – Zoning Change (A & RR to RR) (Klee)**..... 37  
*Staff recommendation: approve*                      approve    continue    table    deny
10. **Part of Blocks 1, 2, 3 & 4, KMK Estates, part of Block 4, KMK Estates 2<sup>nd</sup> Subdivision, all of Geloff Estates Addition, and an unplatted tract in the NE ¼ of Section 20, T139N-R80W/Hay Creek Township – City-Initiated Zoning Change (RR to R5) (Klee)** ..... 41  
*Staff recommendation: approve*                      approve    continue    table    deny
11. **Lot 2, Block 5, Prairie View Subdivision – Special Use Permit (accessory building) (JW)** ..... 45  
*Apple Creek Township*  
*Staff recommendation: approve*                      approve    continue    table    deny

**OTHER BUSINESS**

12. **Other**

**ADJOURNMENT**

13. **Adjourn.** The next regular meeting date is scheduled for **January 27, 2016.**

Enclosures:      Meeting Minutes of November 17, 2015  
                          Building Permit Activity Month to Date Report for November 2015  
                          Building Permit Activity Year to Date Report for November 2015

**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Various P-Public District Zoning Changes (R5, R10, RM30, RT, and A to P) – Phase 2 of 6		
<b>Status:</b> Planning Commission – Consideration	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> City of Bismarck Bismarck Parks and Recreation District Bismarck Public Schools	<b>Engineer:</b> N/A	
<b>Reason for Request:</b> City-initiated action to rezone properties in public ownership to the P-Public zoning district to enhance consistency of the zoning map.		
<b>Location:</b> Various tracts of land north of Interstate 94 and east of US Highway 83.		
<b>Project Size:</b> 43.27 acres	<b>Number of Lots:</b> 12 Tracts	
<b>EXISTING CONDITIONS:</b>		
<b>PROPOSED CONDITIONS:</b>		
<b>Land Use:</b> Parks, school, and stormwater facilities.	<b>Land Use:</b> Parks, school, and stormwater facilities.	
<b>Zoning:</b> R5 – Residential R10 – Residential RM30 – Multi-family residential RT – Residential A – Agricultural	<b>Zoning:</b> P – Public	
<b>Uses Allowed:</b> R5 – Single-family residential R10 – Duplexes and single-family residential RM30 – Multi-family residential RT – Offices and multi-family residential A – Agriculture	<b>Uses Allowed:</b> Parks, schools, stormwater facilities, and other public uses	
<b>Maximum Density Allowed:</b> R5 – 5 units/acre R10 – 10 units/acre RM30 – 30 units/acre RT – 30 units / acre A – 1 unit / 40 acres	<b>Maximum Density Allowed:</b> N/A	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A

(continued)

**FINDINGS:**

1. The proposed zoning changes are outside the area covered in the Future Land Use Plan in the 2014 Growth Management Plan.
2. The proposed zoning change would be compatible with adjacent land uses.
3. The proposed zoning change would not place an undue burden on public services.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends scheduling a public hearing for the zoning change from the R5 - Residential zoning district to the P – Public zoning district for the properties described as:

Tract A of Lots 13 – 15, Block 1, The Pointe subdivision  
 Lot 19, Block 1, Sattler’s Sunrise 4<sup>th</sup> Addition

And for the zoning change from the A – Agricultural zoning district to the P – Public zoning district for the properties described as:

A tract of land in the NE1/4 of Section 22, T-139N, R-80W/Hay Creek Township, Burleigh County, North Dakota, described as: beginning at a point at the NE corner of said NE1/4; thence South along the East line a distance of 655.52 feet; thence a distance of 565 feet parallel with the North section line to the Soo Line railroad tracks; thence Northwesterly along the Soo Line railroad tracks to a point where said railroad intersects with the North section line; thence East 1280 feet along said North section line to the point of beginning, excepting from the above-described parcel all of Meeks Subdivision, more fully described as the North 406.24 feet of the East 379.16 feet of Section 22, T-139N, R-80W/Hay Creek Township.

Tract 2 of the N1/2 of the NW1/4 of Section 26, T-139N, R-80W/Hay Creek Township, Burleigh County, North Dakota, more particularly described as: Commencing at the NW corner of said Section 26; thence along the West line of said Section 26 S 00-09-16 W for 218.6 feet to the point of beginning along the Westerly right-of-way line for the railroad on a curve to the left with a radius of 5779.58 feet, a delta angle of 02-55-00 and for an arc length of 294.22 feet; thence continuing on the said railroad right-of-way S 26-45-14 E for 924.54 feet to the South line of the said N1/2 of the NW1/4 of Section 26; thence along the south line of the N1/2 of the NW1/4 of Section 26 S 89-35-46 W for 33.87 feet; thence N 26-44-35 W for 109.91 feet; thence N 47-42-09 W for 56.50 feet; thence S 76-43-34 W for 109.94 feet; thence S 90-00-00 W for 68.95 feet; thence N 67-49-42 W for 88.26 feet to the West line of said Section 26; thence along the said West line of Section 26 N 00-09-18 E for 1002.45 feet to the said point of beginning, containing 5.55 acres, more or less.

And for the zoning change from the RM30 - Residential zoning district to the P – Public zoning district for the property described as:

Lots 19 and 20, Block 2, Edgewood Village 6<sup>th</sup> Addition

*(continued)*

And for the zoning change from the R10 - Residential zoning district to the P – Public zoning district for the properties described as:

Lot 1, Block 2, Edgewood Village 6<sup>th</sup> Addition

Lot 31, Block 1, Edgewood Village 6<sup>th</sup> Addition

Lot 61, Block 1, Edgewood Village 2<sup>nd</sup> Addition

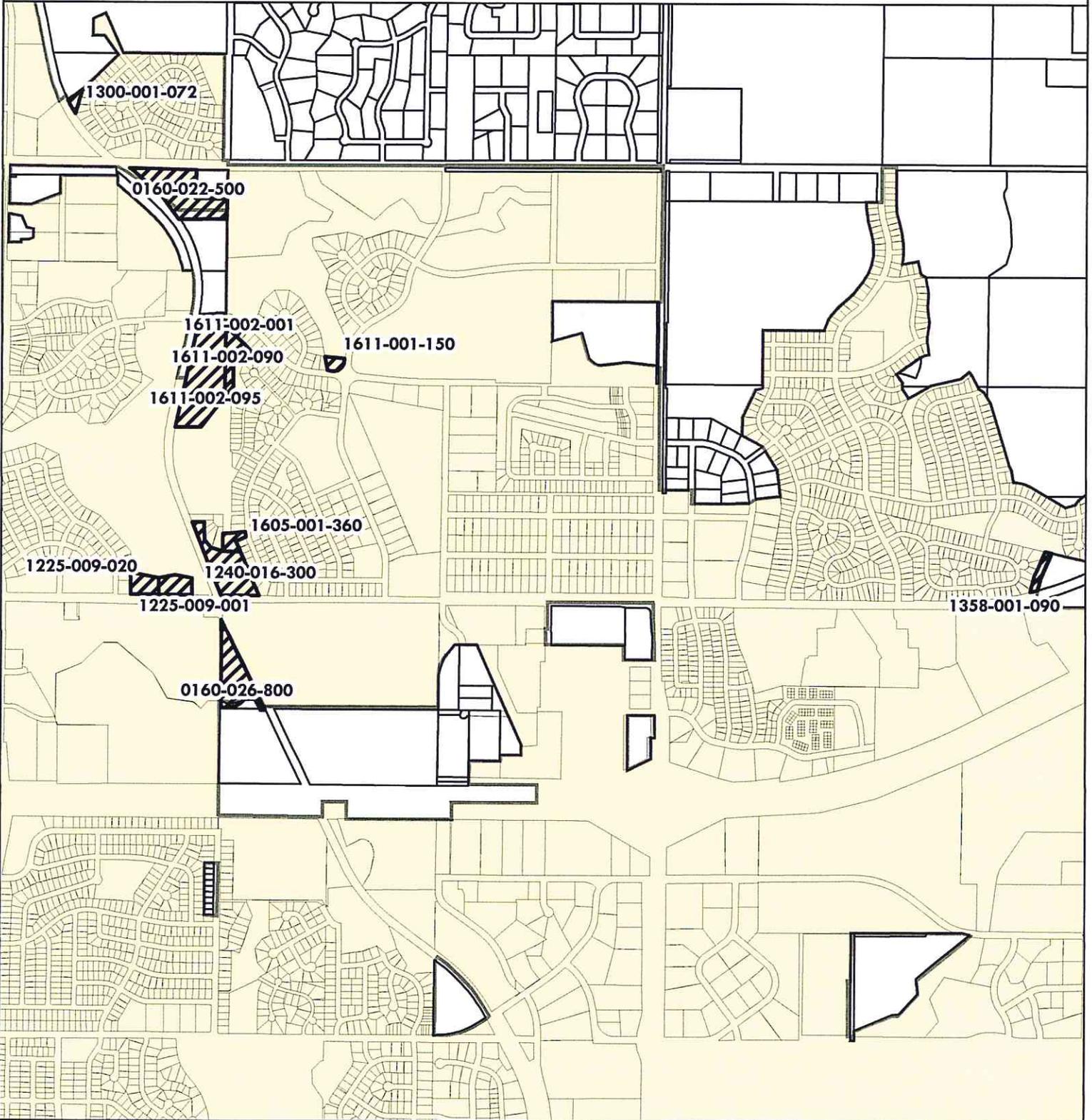
Lot 54, Block 16, Pebble Creek 4<sup>th</sup> Addition Less that part taken for the right-of-way of Century Avenue.

And for the zoning change from the RT - Residential zoning district to the P – Public zoning district for the properties described as:

Lots 1 and 2, Block 9, Pebble Creek Addition

*/dn*

# Various P-Public Zoning Changes (R5, R10, RM30, RT, & A) North of I-94 and East of State Street

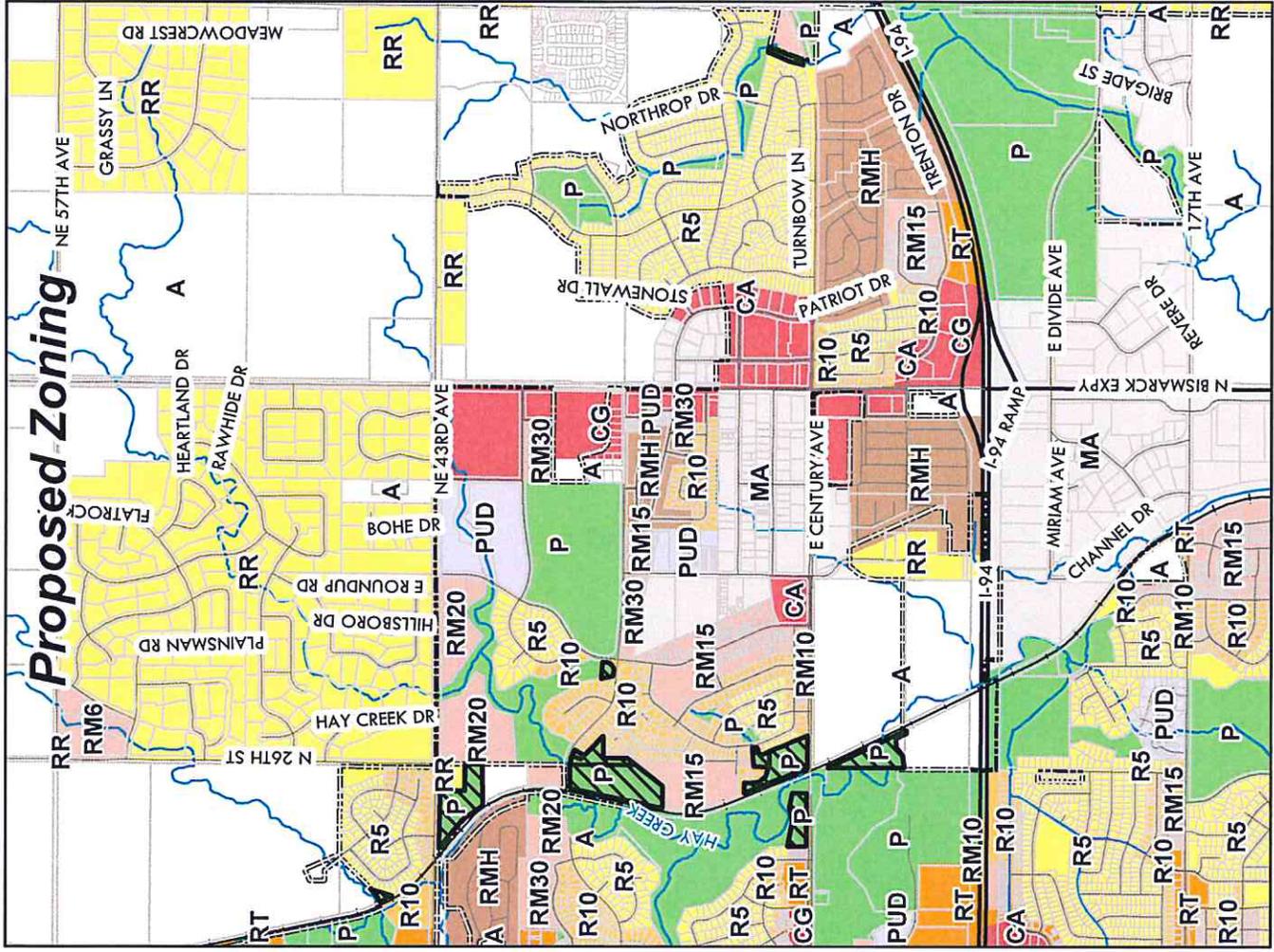
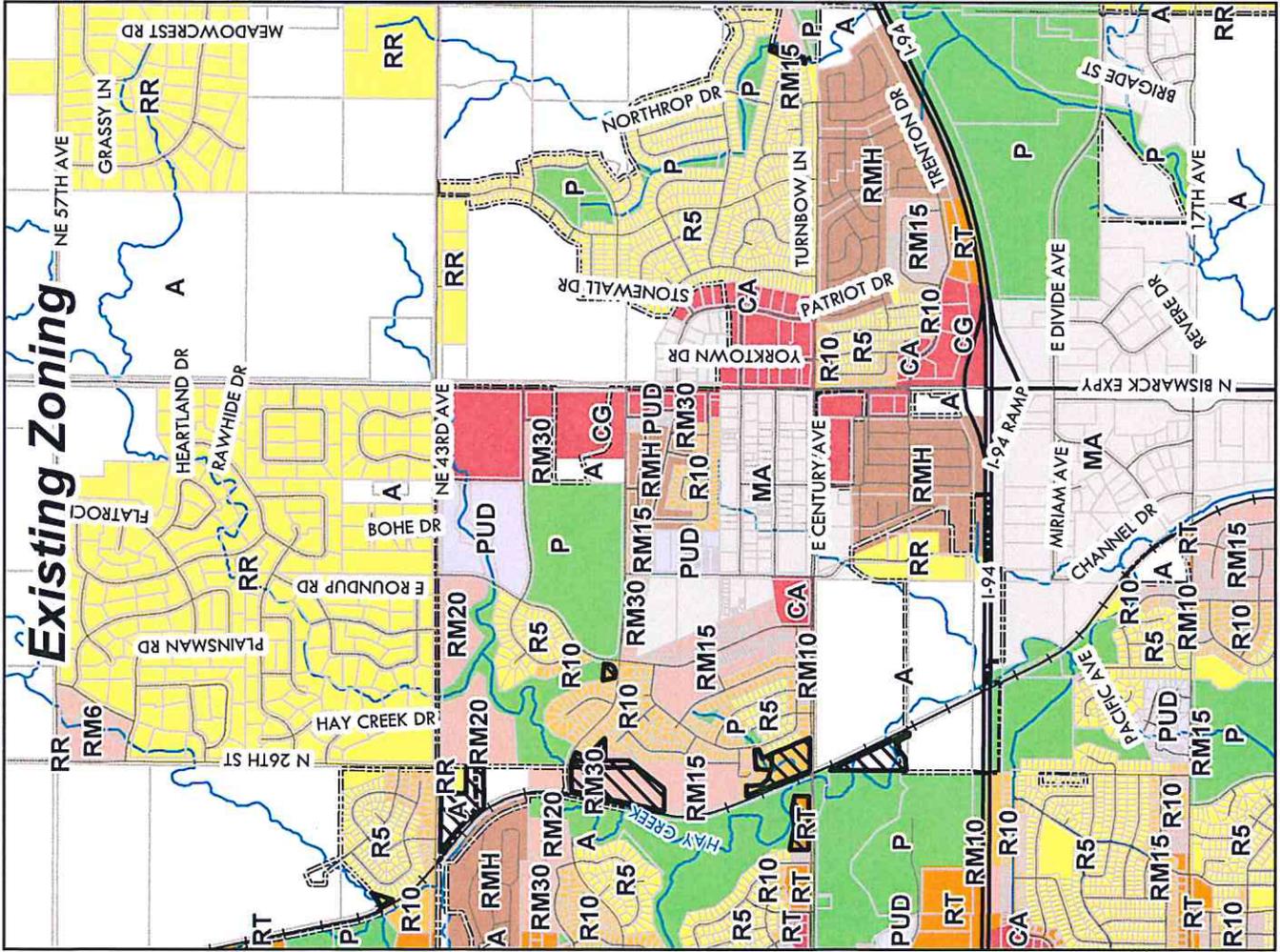


December 7, 2015 (dan)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



# Various P-Public District Zoning Changes (Phase 2) - Zoning Change



-  Areas to be Changed
-  City Limits
-  Extraterritorial Area

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



November, 2015

**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Auditor's Lot 6 of the NE ¼ of Section 1, T138N-R80W/Lincoln Township – Zoning Change (RR to MA)		
<b>Status:</b> Planning Commission – Consideration	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Mark & Stephanie Swenson	<b>Engineer:</b> N/A	
<b>Reason for Request:</b> Rezone property to allow for future platting and development.		
<b>Location:</b> In east Bismarck, along the west side of 52 <sup>nd</sup> Street South approximately ½ mile south of East Main Avenue/County Highway 10 (Auditor's Lot 6 of the NE ¼ of Section 1, T138N-R80W/ Lincoln Township).		
<b>Project Size:</b> 22.33 acres +/-	<b>Number of Lots:</b> 1 unplatted parcel	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Vacant/Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> RR – Residential	<b>Land Use:</b> General commercial	
<b>Uses Allowed:</b> RR – Large lot, single-family dwellings	<b>Zoning:</b> MA – Industrial	
<b>Maximum Density Allowed:</b> RR – 1 unit per 65,000 SF	<b>Uses Allowed:</b> MA – Warehouses, storage facilities, manufacturing, service uses and commercial uses	
<b>PROPERTY HISTORY:</b>	<b>Maximum Density Allowed:</b> MA – N/A	
<b>Zoned:</b> 11/2007	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>1. Planning staff has discussed the requested zoning change with the applicant and indicated that a landscape buffer yard along the east edge of the property adjacent to 52<sup>nd</sup> Street SE would need to be designed and constructed in a manner similar to that of the adjacent subdivision to the north. In particular, a 50-foot wide, 6-foot high earthen berm densely planted with vegetation would be a condition of a favorable recommendation by Planning staff. The application of the landscape buffer yard is consistent with the prior approval of the adjacent subdivision to the north. The purpose of the landscape buffer yard is to provide visual screening of the site from the adjacent residential subdivisions to the east across 52<sup>nd</sup> Street SE.</li> <li>2. The property has not been platted or annexed at this time. The applicant has indicated a desire to plat, annex and develop the property in the future. However, specific uses for the property have not been identified at this time. Prior to any building permits being issued, the property would need to be platted and annexed to the corporate limits.</li> </ol>		

**FINDINGS:**

1. The proposed zoning change would be consistent with the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan. The FLUP identifies the area along the west side of 52<sup>nd</sup> Street NE/SE as future industrial land uses.
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include undeveloped agricultural land to the south, the Missouri Valley Complex to the west, developing industrial land to the north and rural residential dwellings to the east across 52<sup>nd</sup> Street SE.
3. The proposed zoning change would not have an adverse impact on property in the vicinity.
4. The property has not been annexed; however, the applicant has indicated a willingness to plat and annex the property prior to development. The zoning change would not place an undue burden on public services at this time.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

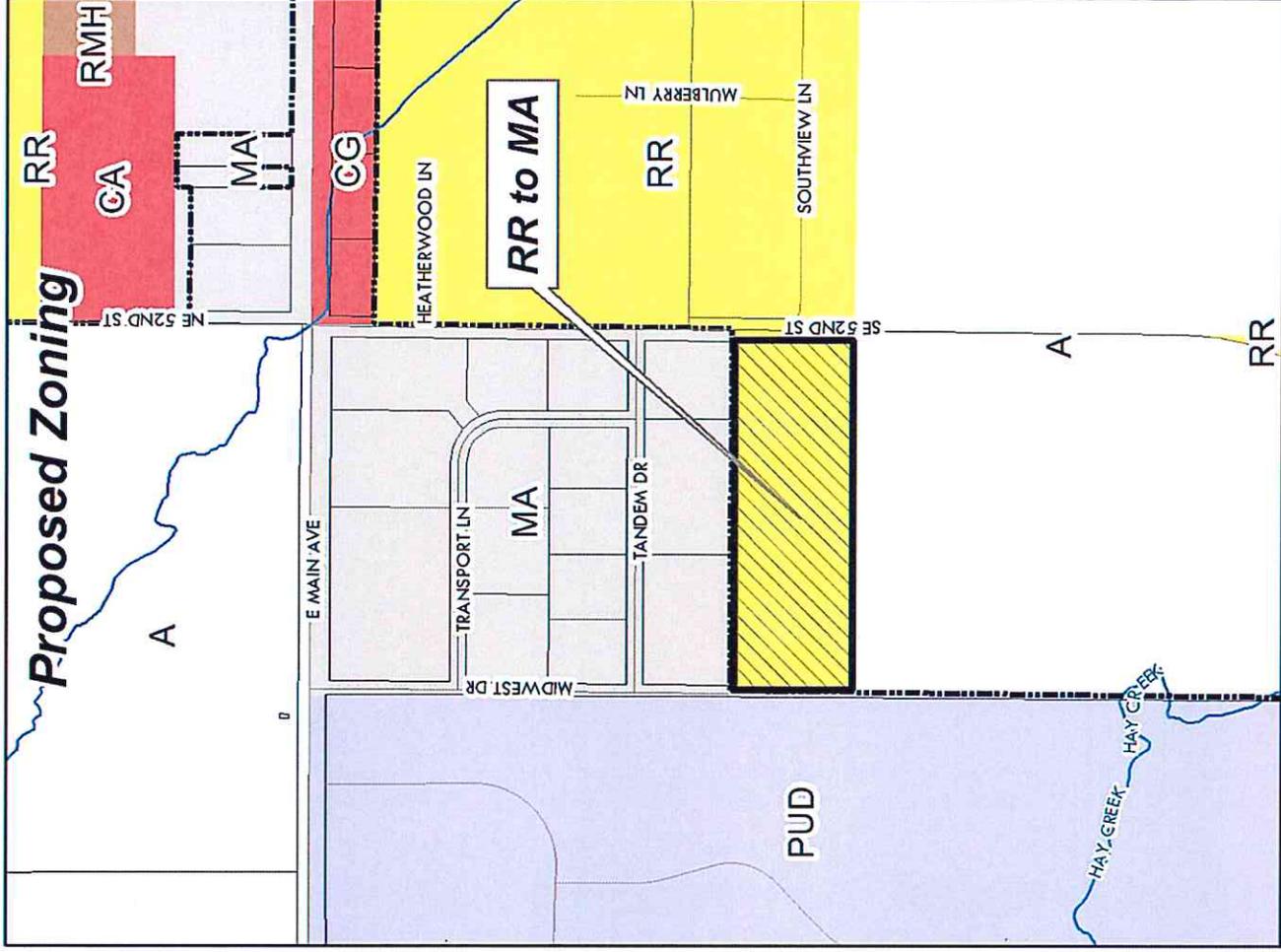
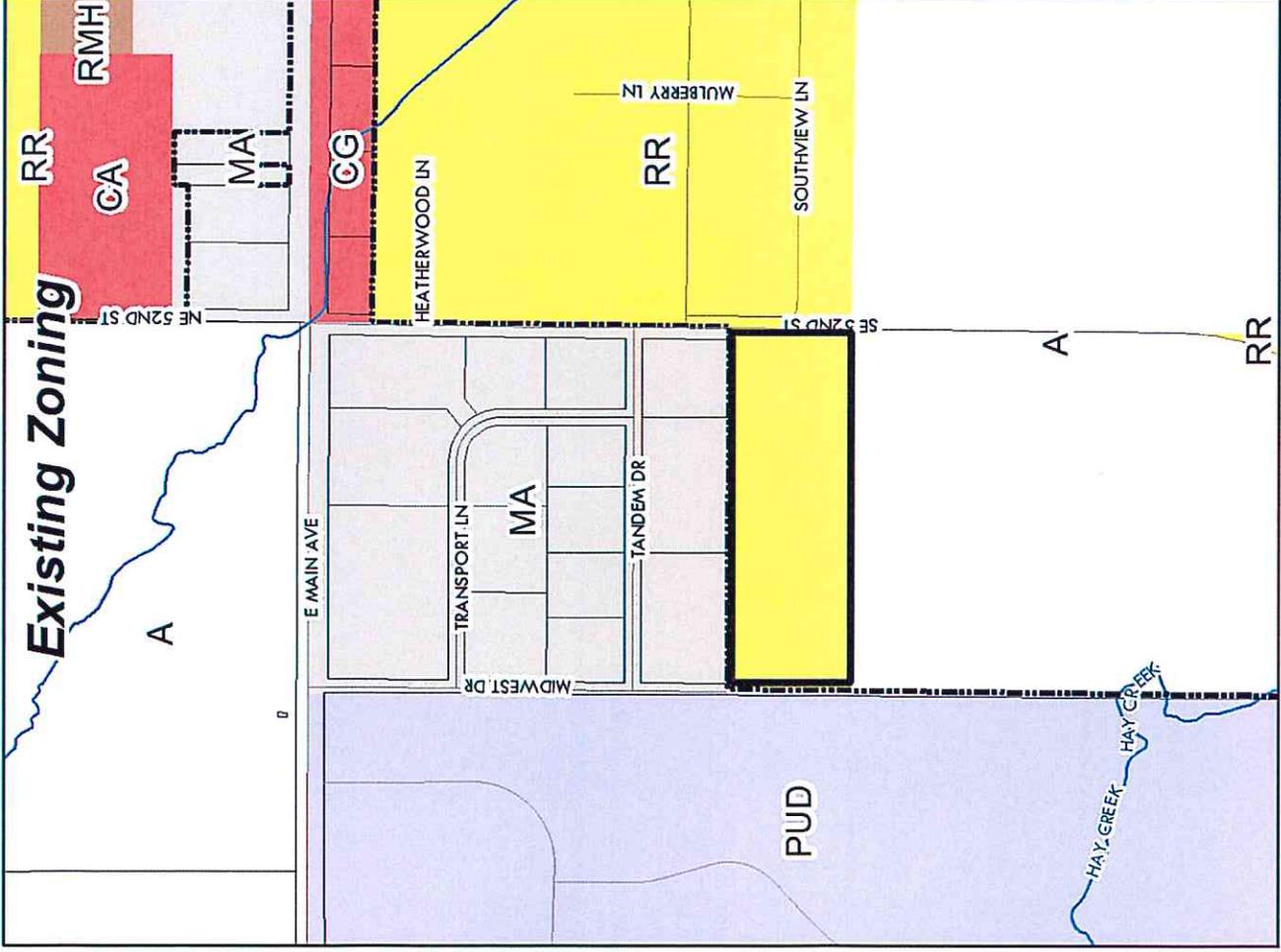
Based on the above findings, staff recommends scheduling a public hearing for the zoning change request from RR – Residential to MA – Industrial with the understanding that:

- Planning staff would recommend conditions limiting the permitted uses and height limitations within the MA – Industrial zoning district along the eastern portion of the property adjacent to 52<sup>nd</sup> Street SE
- Planning staff would recommend requirements for landscaping and screening elements along the east edge of the property adjacent to 52<sup>nd</sup> Street SE.

*/jt*



# Auditor's Lot 6 of the NE 1/4 of Section 1, Lincoln Township - Zoning Change



December, 2015

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**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

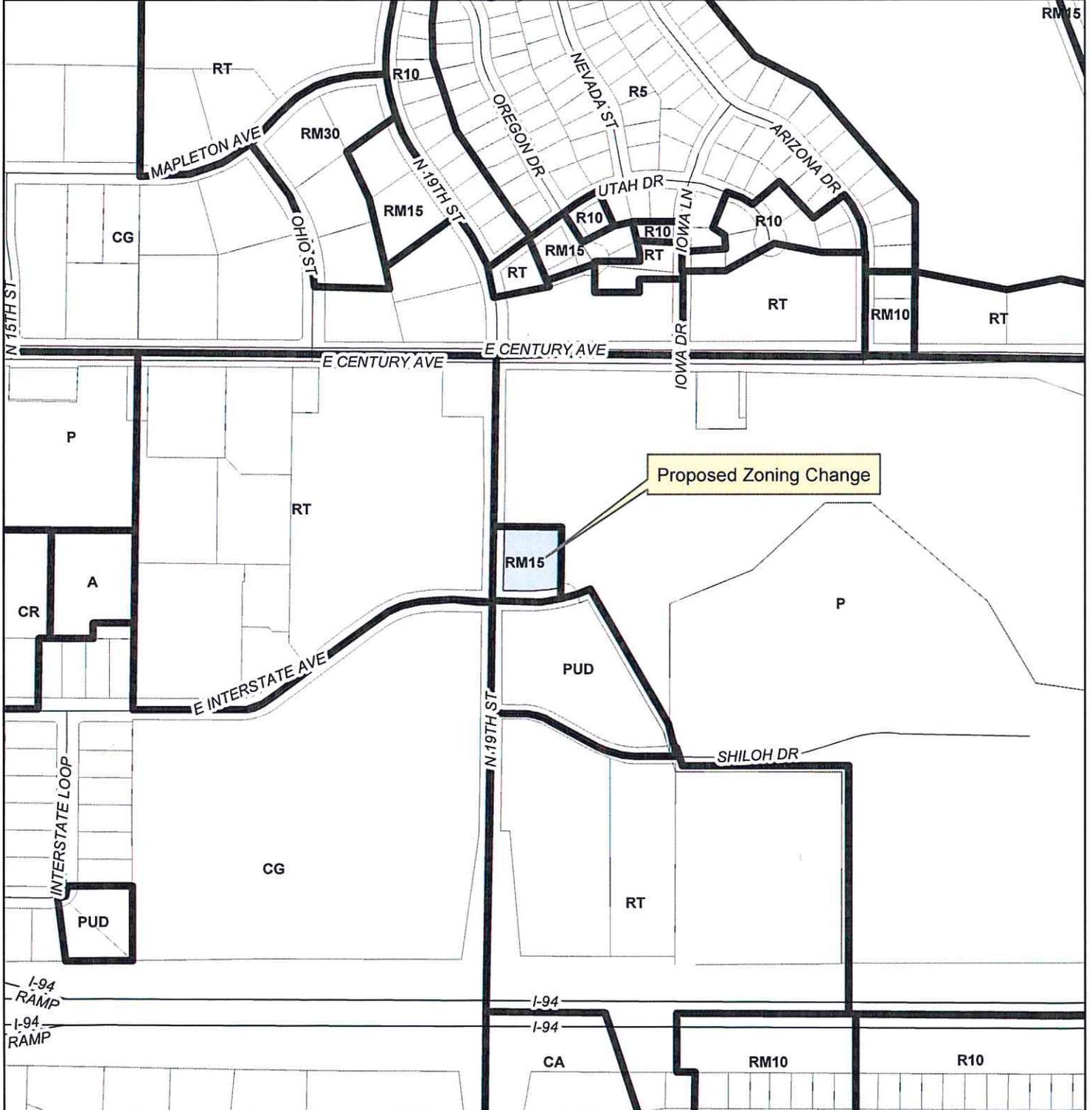
<b>BACKGROUND:</b>		
<b>Title:</b> Lot 1 less the Westerly 2 feet taken for sidewalk and the N½ of the vacated Interstate Avenue adjacent, Block 1, Kensington First Addition – Zoning Change (RM15 to RT)		
<b>Status:</b> Planning Commission – Consideration	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Maple View II East, Inc.	<b>Engineer:</b> None	
<b>Reason for Request:</b> Rezone property to allow development of office uses on a previously platted lot.		
<b>Location:</b> In east Bismarck, between Interstate 94 and East Century Avenue along the east side of North 19 <sup>th</sup> Street.		
<b>Project Size:</b> 53,657 square feet	<b>Number of Lots:</b> Part of 1 lot in 1 block	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Multi-family residential	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> RM15 – Residential	<b>Land Use:</b> Office use	
<b>Uses Allowed:</b> RM15 – Multi-family residential	<b>Zoning:</b> RT – Residential	
<b>Maximum Density Allowed:</b> RM15 – 15 units/acre	<b>Uses Allowed:</b> RT – Offices and multi-family residential	
	<b>Maximum Density Allowed:</b> RT – 30 units/acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 06/1993	<b>Platted:</b> 06/1993	<b>Annexed:</b> 06/1993
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>The existing building located on the property was previously used as a memory care facility. A new facility was recently constructed in northwest Bismarck and the residents of this facility were relocated there. The applicant is proposing a zoning change to allow for office uses or another health care facility at this location.</li> </ol>		
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>The proposed zoning change is outside the area included in the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan because it was previously platted and zoned.</li> <li>The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include Pebble Creek Golf Course to the north and east, a parochial school to the south, and office uses to the west across North 19<sup>th</sup> Street.</li> <li>The property is already annexed and municipal services are in place; therefore, the proposed zoning change would not place an undue burden on public services and facilities.</li> <li>The proposed zoning change would not adversely affect property in the vicinity.</li> <li>The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.</li> <li>The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.</li> </ol>		

**RECOMMENDATION:**

Based on the above findings, staff recommends scheduling a public hearing on the zoning change from the RM15 – Residential zoning district to the RT – Residential zoning district for Lot 1 less the Westerly 2 feet taken for sidewalk and the N½ of the vacated Interstate Avenue adjacent, Block 1, Kensington First Addition.

/JW

**Proposed Zoning Change (RM15 to RT)**  
**Lot 1 less the Westerly 2 feet taken for sidewalk and the**  
**North 1/2 of the vacated Interstate Avenue adjacent, Block 1**  
**Kensington First Addition**

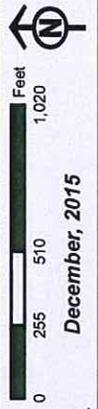
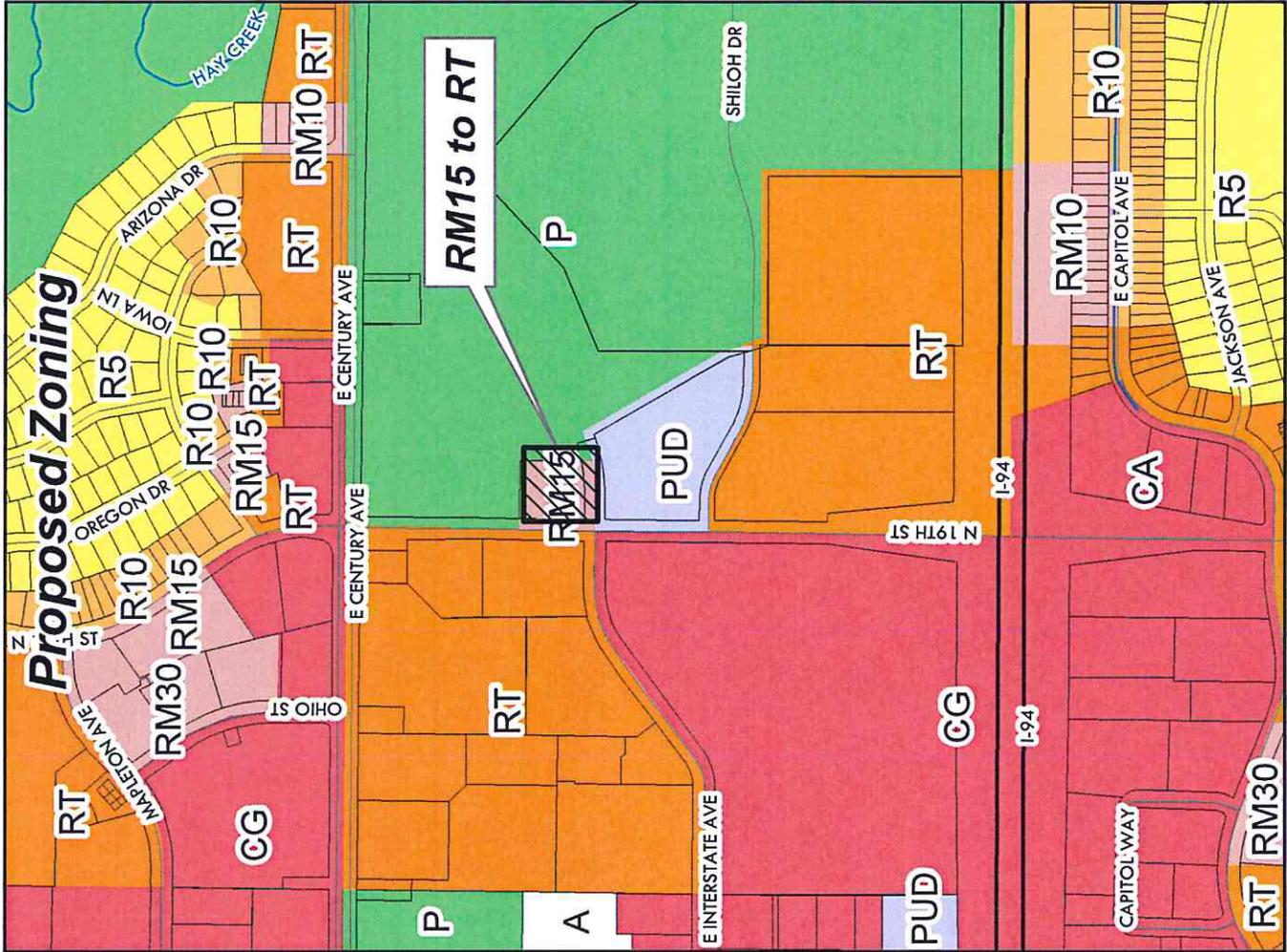
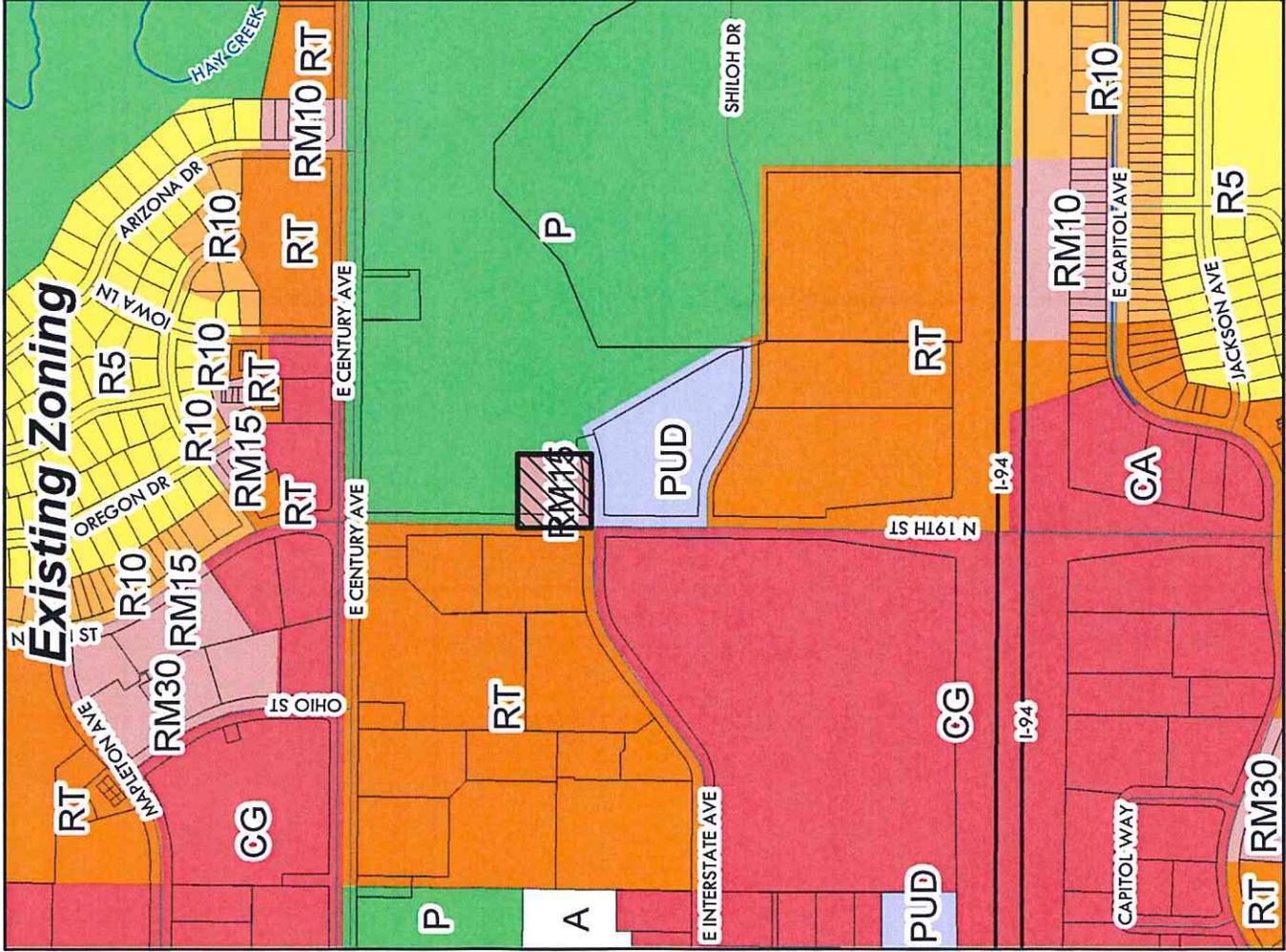


June 15, 2015 (h/b)

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# Part of Lot 1, Block 1, Kensington First Addition - Zoning Change



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December, 2015

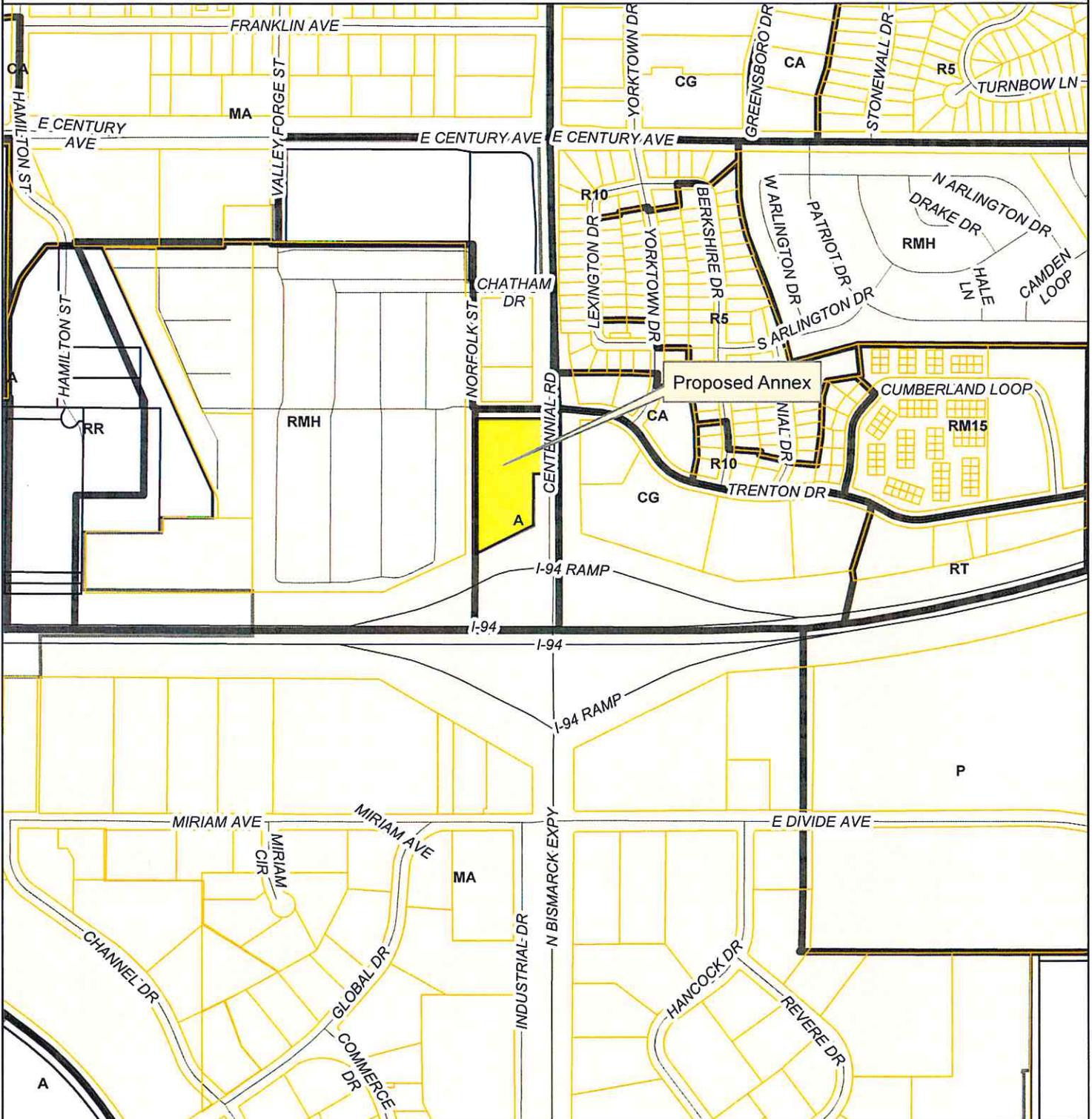
**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Tract 5 of the NE ¼ of Section 26, T139N-R80W/Hay Creek Township – Annexation		
<b>Status:</b> Planning Commission – Final Consideration	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Schwan Family Partnership	<b>Engineer:</b> Toman Engineering	
<b>Reason for Request:</b> Annex the property to allow for future commercial development. The owner intends to submit an application for a preliminary plat and zoning change request in the near future.		
<b>Location:</b> Along the west side of Centennial Road and the north side of I-94 (Part of the NE ¼ of Section 26 T139N-R80W/Hay Creek Township).		
<b>Project Size:</b> 4.15 acres	<b>Number of Lots:</b> 1 unplatted tract	
<b>EXISTING CONDITIONS:</b>		
<b>PROPOSED CONDITIONS:</b>		
<b>Land Use:</b> Undeveloped	<b>Land Use:</b> Commercial uses	
<b>Zoning:</b> A – Agriculture	<b>Zoning:</b> A – Agriculture	
<b>Uses Allowed:</b> A – Agriculture	<b>Uses Allowed:</b> A – Agriculture	
<b>Maximum Density Allowed:</b> A – One unit/40 acres	<b>Maximum Density Allowed:</b> A – One unit/40 acres	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. The City and other agencies would be able to provide necessary public services, facilities and programs to serve the lots proposed for annexation.</li> <li>2. The proposed annexation would not adversely affect property in the vicinity.</li> <li>3. The proposed annexation is consistent with the general intent and purpose of the zoning ordinance.</li> <li>4. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.</li> </ol>		
<b>RECOMMENDATION:</b>		
Based on the above findings, staff recommends approval of the annexation of Tract 5 of the NE¼ of Section 26, T139N-R80W/Hay Creek Township.		

/jt

# Proposed Annexation

## Tract 5 of the NE1/4 of Section 26, Hay Creek Township



November 9, 2015 (h/b)

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**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Various Lots & Tracts in Sections 21 & 22, T139N-R80W/Hay Creek Township, including parts of Pollack's Addition – City-Initiated Annexation		
<b>Status:</b> Planning Commission – Final Consideration	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> City of Bismarck Bismarck Land Company, LLC John and Erleen Reifenberger CP Rail Bobbi Lynn Tolchinsky Montana-Dakota Resources (MDU) Marlys Geinert William and Cecelia Laughlin	<b>Engineer:</b> N/A	
<b>Reason for Request:</b> Annex various unannexed lots and parcels completely surrounded by corporate limits.		
<b>Location:</b> In north Bismarck, along the south side of 43 <sup>rd</sup> Avenue NE and mostly east of US Highway 83.		
<b>Project Size:</b> 8.54 acres, more or less	<b>Number of Lots:</b> 10 tracts	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Undeveloped, single-family residential, commercial, utilities	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Undeveloped, single-family residential, commercial, utilities	<b>Land Use:</b> Undeveloped, single-family residential, commercial, utilities	
<b>Zoning:</b> A – Agricultural CG – Commercial	<b>Zoning:</b> A – Agricultural CG – Commercial	
<b>Uses Allowed:</b> A – Agricultural Uses CG – General commercial, multi-family residential and offices	<b>Uses Allowed:</b> A – Agricultural Uses CG – General commercial, multi-family residential and offices	
<b>Maximum Density Allowed:</b> A – 1 units/40 acre CG – 42 units/acre	<b>Maximum Density Allowed:</b> A – 1 units/40 acre CG – 42 units/acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> Pre-1980	<b>Platted:</b> 05/1883 (Pollock's)	<b>Annexed:</b> N/A

(continued)

**ADDITIONAL INFORMATION:**

1. All of the parcels included in this City-initiated request are completely surrounded by the corporate limits.
2. All owners have been contacted by mail regarding the City-initiated annexation.
3. Per Section 40-51.2-07 of the North Dakota Century Code, City Commission may initiate an annexation by resolution. After passage, the resolution must be published and all affected property owners must be notified by certified mail. The annexation takes effect thirty days after the date of first publication, unless owners of more than one fourth of the territory proposed for annexation file a written protest. The City Commission holds a final public meeting to determine the sufficiency of any protests.

**FINDINGS:**

1. The City and other agencies would be able to provide necessary public services, facilities and programs to serve any potential development allowed by the annexation.
2. The proposed annexation would not adversely affect property in the vicinity.
3. The proposed annexation is consistent with the general intent and purpose of the zoning ordinance.
4. The proposed annexation is consistent with the master plan, other adopted plans, policies and planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the City-initiated annexation of various unannexed lots and parcels in Section 21 & 22, T139N-R80W/Hay Creek Township, as described as:

A tract of land lying in the NW ¼ of the NE ¼ of Section 21, Township 139N, Range 80W, Burleigh County, North Dakota, more particularly described as: Commencing at the NW corner of Gateway Addition which is the point of beginning; thence S 0-26-23 W along the West line of said Gateway Addition a distance of 757.02 feet to the NE corner of Gateway 3<sup>rd</sup> Addition; thence N 90-00-00 W along the North line of said Gateway 3<sup>rd</sup> Addition a distance of 15.93 feet; thence N 00-00-00 E a distance of 757 feet; thence N 90-00-00 E a distance of 21.74 feet to the point of beginning, containing 0.3273 acres more or less.

Lot A of the NE ¼ of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota

A tract of land in the NW ¼ of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota beginning at the NW ¼ of Lot 3, Pollock’s Addition; thence East along the lot line a distance of 75 feet; thence South a distance of 25 feet; thence West a distance of 75 feet; thence North a distance of 25 feet to the point of beginning.

A tract of land in the NE ¼ of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota, and more particularly described as follows: All that portion of Lots 1 and 2 of Pollocks Addition to the City of Bismarck, and the North 136.31 feet of vacated Pollock Street in said Pollock’s Addition, containing 4.13 acres, more or less.

*(continued)*

Lot A of Lot 6 and Lot A of Lot 7, Pollock's Addition to the City of Bismarck, Burleigh County, North Dakota

Lot 3, Pollock's Addition to the City of Bismarck, Burleigh County, North Dakota, LESS a parcel described as follows: Beginning in the NW corner of said Lot 3; thence East along the lot line a distance of 75 feet; thence South a distance of 25 feet; thence West a distance of 75 feet; thence North a distance of 25 feet to the point of beginning; AND LESS a parcel described as beginning at the SW  $\frac{1}{4}$  of said Lot 3, thence North 89-43-05 East along the South line of Lot 3 a distance of 280.45 feet to the true point of beginning; thence North 68-23-25 East a distance of 372.84 feet to the East line of Lot 3; thence South along the East line of Lot 3 to the SE corner of Lot 3; thence West along the South line of Lot 3 to the point of beginning.

A strip of land 115 feet in width comprising all that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota, which is included between the Westerly line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad Company's present right of way and a line running parallel with and 165 feet distant Westerly (measured at right angles) from the center line of the main track of the Minneapolis, St. Paul, Sault Ste. Marie Railroad Company's railroad as the same is now located, maintained, and operated over and across said Section 22, containing 3.8 acres, more or less.

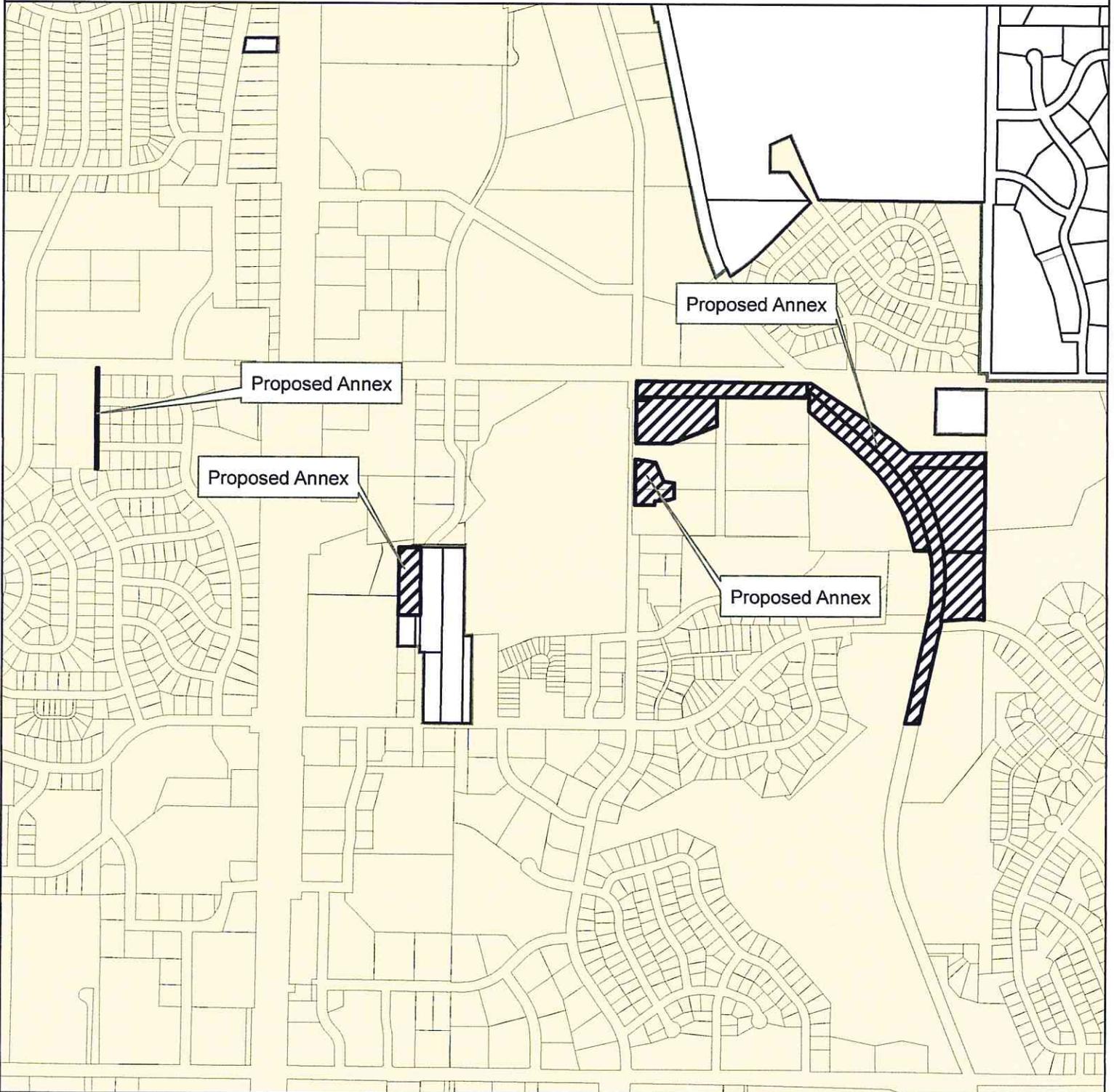
A tract of land in the NE  $\frac{1}{4}$  of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota described as: beginning at a point 655.52 feet south of the NE quarter of said NE  $\frac{1}{4}$ ; thence South along the East section line a distance of 622 feet; thence west a distance of 350 feet parallel to the South section line to the Soo Line Railroad tracks; thence Northwesterly 694 feet along the Soo Line Railroad tracks; thence East a distance of 565 feet to the point of beginning.

A tract of land in the NW  $\frac{1}{4}$  of Section 22, Township 139N, Range 80 West, described as: beginning at a point 880 feet East of the SW corner of said NW  $\frac{1}{4}$  of Section 22; thence due East along the half section line for a distance of 165 feet; thence due North at right angles a distance of 1320 feet; thence due West of a distance of 165 feet; thence due South for a distance of 1320 feet to the point of beginning; LESS the land platted as Buchholz Subdivision, Burleigh County, North Dakota.

A triangular tract of land in the NE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 22, Township 139N, Range 80W, Burleigh County, North Dakota described as: beginning at a point 1320 feet East of the NW corner of said section; thence South at right angles for a distance of 171.62 feet.

/dn

**Proposed Annexation  
Various Lots & Tracts in Sections 21 & 22,  
T139N-R80W/Hay Creek Township, including portions of  
Pollock's Addition.**



December 10, 2015 (dan)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Meadowlark Commercial Ninth Addition – Zoning Change (P & RT to CA)		
<b>Status:</b> Planning Commission – Continued Public Hearing	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Invesco Holdings, Inc Skyline Properties, LLC	<b>Engineer:</b> Wenck Associates	
<b>Reason for Request:</b> Replat and rezone property to allow for commercial development projects.		
<b>Location:</b> In north Bismarck, along the east side of North 19 <sup>th</sup> Street approximately ¼ mile north of 43 <sup>rd</sup> Avenue NE (A replat of Lot 3, Block 6, Meadowlark Commercial Third Addition and Lots 6-8, Block 4, Meadowlark Commercial Seventh Addition).		
<b>Project Size:</b> 15.06 acres	<b>Number of Lots:</b> 4 lots in 1 block	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Vacant/Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> P – Public RT – Residential	<b>Land Use:</b> General commercial	
<b>Uses Allowed:</b> P – Public parks, open space and multi-use trails RT – Multi-family dwellings and office uses	<b>Zoning:</b> CA – Commercial	
<b>Maximum Density Allowed:</b> P – N/A RT – 30 units per acre	<b>Uses Allowed:</b> CA – Neighborhood commercial, multi-family residential and offices	
	<b>Maximum Density Allowed:</b> CA – 30 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)	<b>Platted:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)	<b>Annexed:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)
<b>ADDITIONAL INFORMATION:</b>		
<p>1. The applicant's initial request was to change the P – Public and RT – Residentially-zoned lots to CG – Commercial. Planning staff had raised concerns with the applicant's request to change the areas currently zoned P – Public and RT – Residential to the CG – Commercial zoning district. In particular, Planning staff was concerned that the transitional zoning from CG – Commercial east of US Highway 83 to the future residential land uses to the east and across the railroad line would be compromised by the extension of the CG – Commercial zoning district. Planning staff met with the owner to discuss his intended uses of the property. It was the general consensus of Planning staff, the applicant and the applicant's consultants that the CA – Commercial zoning district would be the appropriate zoning district to allow the types of commercial and office uses the owner intends to establish. The CA – Commercial zoning district, along with the physical separation of the proposed commercial land uses and the future residential land uses would be an acceptable zoning transition.</p>		
<i>(continued)</i>		

2. The area currently zoned P – Public was initially going to be owned by the Bismarck Parks & Recreation District (BPRD). Currently, BPRD no longer has an interest in owning the property, with the condition that adequate rights-of-way or easements are provided to allow for the construction of a multi-use trail system along the east side of North 19<sup>th</sup> Street.

#### **FINDINGS:**

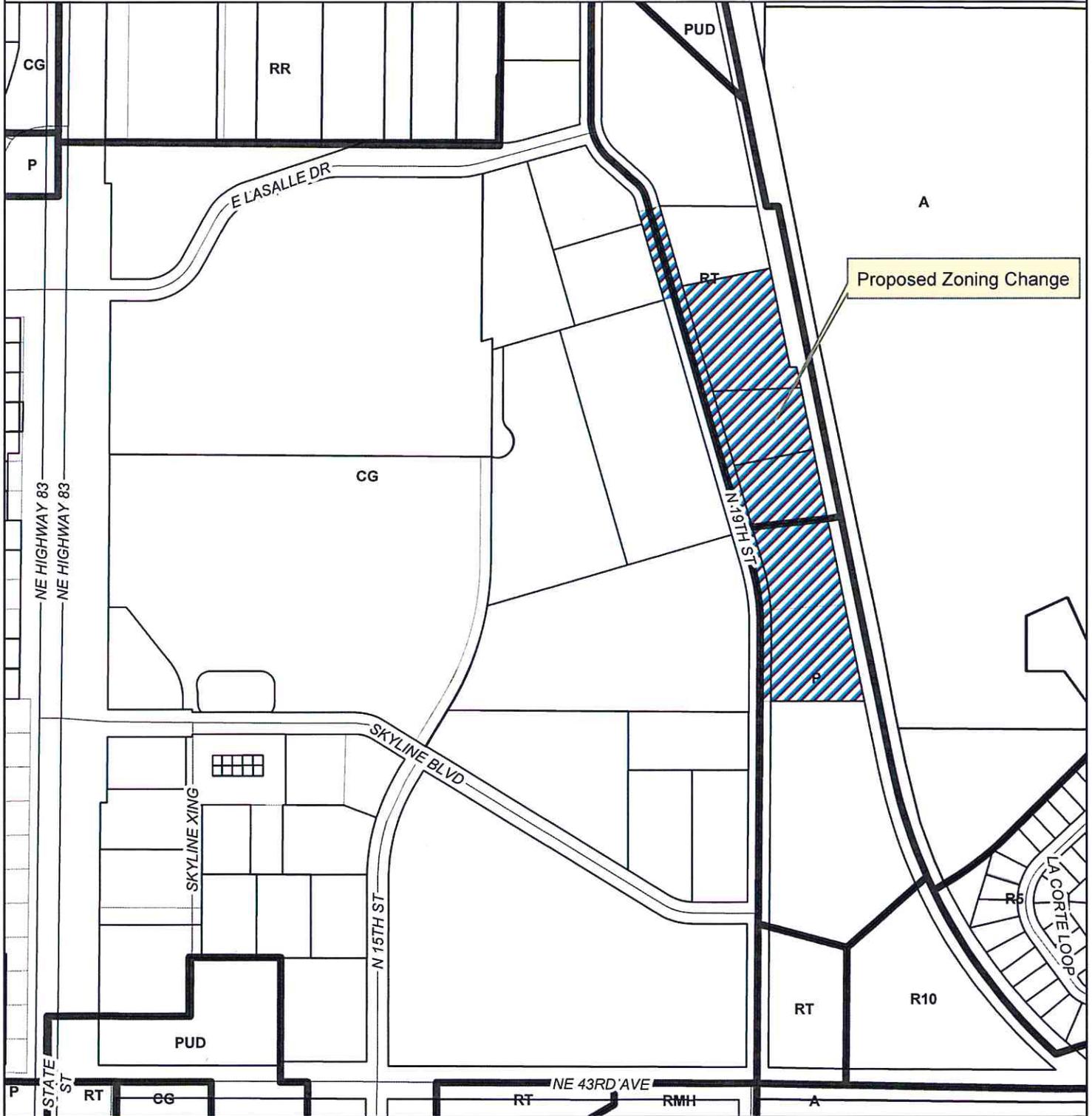
1. The proposed zoning change would be consistent with the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan. Although the area proposed for the zoning change is outside of the area included in the FLUP, the FLUP identifies the undeveloped area to the east as medium density residential (MDR). The MDR designation corresponds to development that averages six to seven units per acre. The MDR designation would typically involve a mix of residential land uses including single-family, duplex or townhomes and multi-family dwellings in conjunction with a small amount of commercial land uses intended to service the residential neighborhoods in the vicinity. It is the position of Planning staff that current land uses defined in the FLUP support appropriate zoning transitions and desired future land uses.
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include undeveloped CG – Commercial-zoned parcels to the west and north, developing commercial property to the south and undeveloped agricultural land to the east. The proposed zoning change would provide an appropriate zoning transition.
3. The proposed zoning change would not have an adverse impact on property in the vicinity.
4. The entire property has been annexed; therefore, the zoning change would not place an undue burden on public services.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

#### **RECOMMENDATION:**

Based on the above findings, staff recommends approval of the zoning change request from RT – Residential and P – Public to CA – Commercial on Lots 1-4, Block 1, Meadowlark Commercial Ninth Addition.

/jt

# Proposed Plat and Zoning Change (RT & P to CA) Meadowlark Commercial Ninth Addition

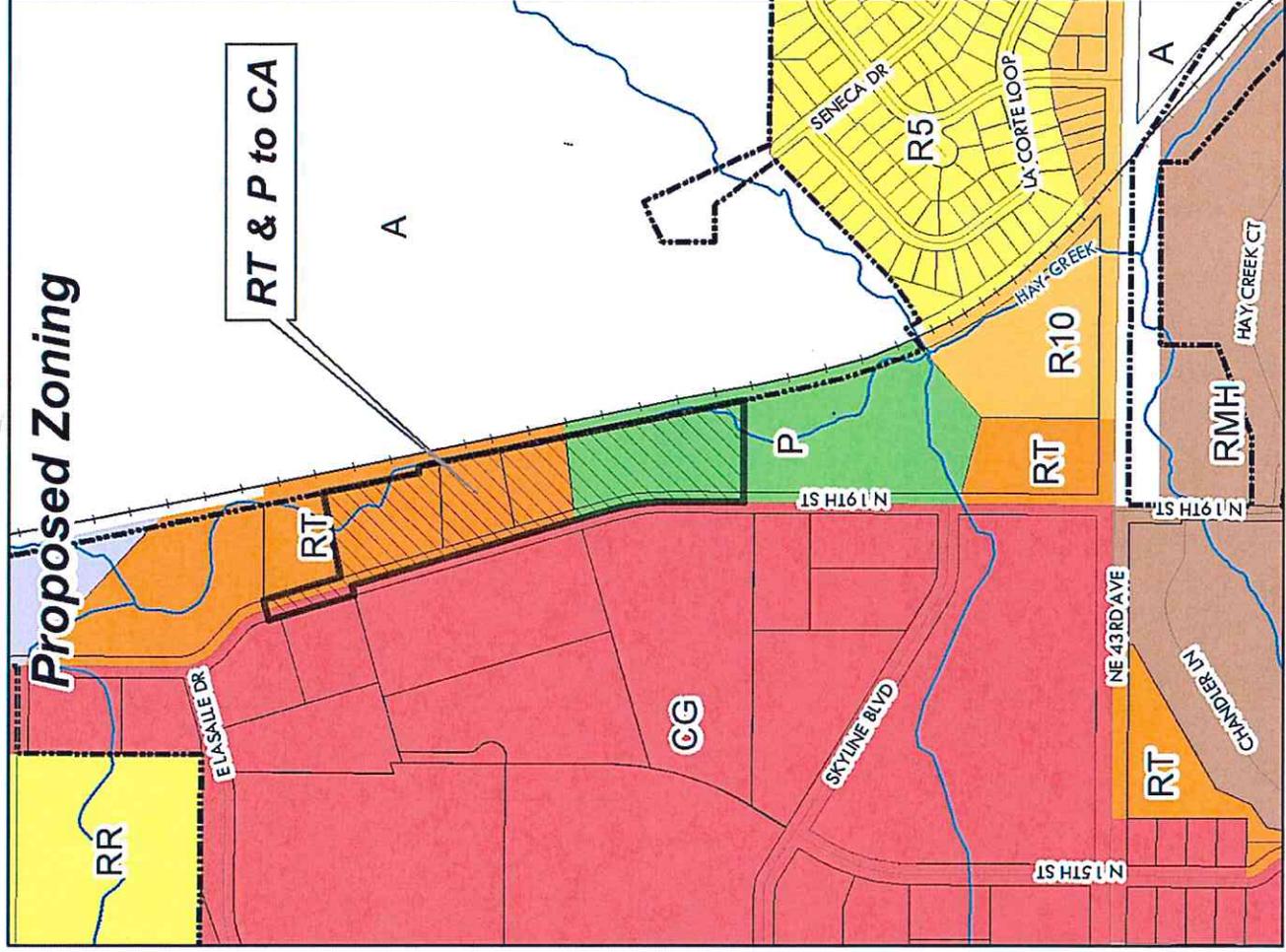
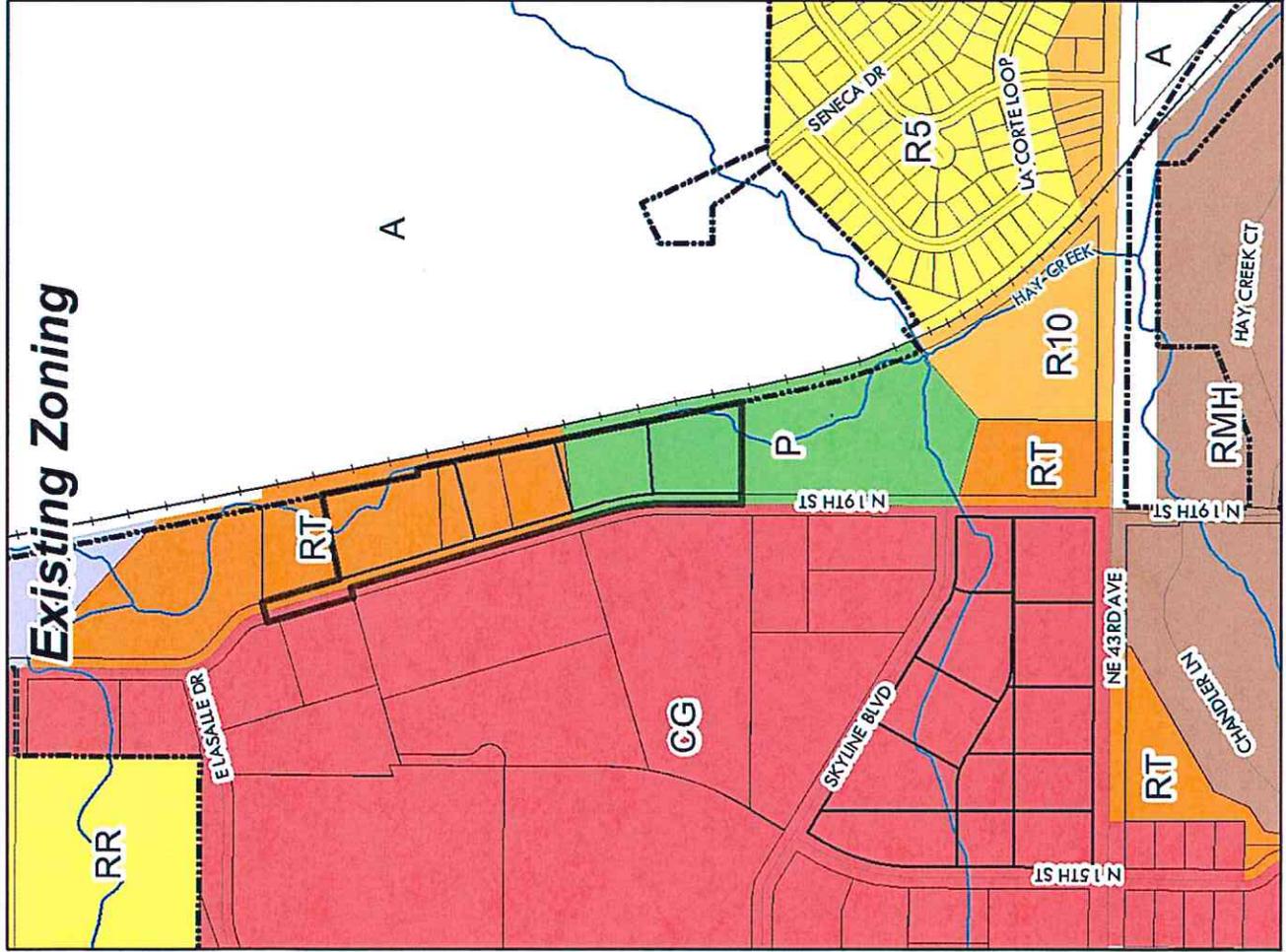


June 15, 2015 (h1b)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



# Meadowlark Commercial Ninth Addition - Zoning Change



December, 2015

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Meadowlark Commercial Ninth Addition – Minor Subdivision Final Plat		
<b>Status:</b> Planning Commission – Continued Public Hearing	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Invesco Holdings, Inc Skyline Properties, LLC	<b>Engineer:</b> Wenck Associates	
<b>Reason for Request:</b> Replat and rezone property to allow for commercial development projects.		
<b>Location:</b> In north Bismarck, along the east side of North 19 <sup>th</sup> Street approximately ¼ mile north of 43 <sup>rd</sup> Avenue NE (A replat of Lot 3, Block 6, Meadowlark Commercial Third Addition and Lots 6-8, Block 4, Meadowlark Commercial Seventh Addition).		
<b>Project Size:</b> 15.06 acres	<b>Number of Lots:</b> 4 lots in 1 block	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Vacant/Undeveloped	<b>PROPOSED CONDITIONS:</b>	
<b>Zoning:</b> P – Public RT – Residential	<b>Land Use:</b> General commercial	
<b>Uses Allowed:</b> P – Public parks, open space and multi-use trails RT – Multi-family dwellings and office uses	<b>Zoning:</b> CG – Commercial	
<b>Uses Allowed:</b> P – Public parks, open space and multi-use trails RT – Multi-family dwellings and office uses	<b>Uses Allowed:</b> CG – General commercial, multi-family residential and offices	
<b>Maximum Density Allowed:</b> P – N/A RT – 30 units per acre	<b>Maximum Density Allowed:</b> CG – 42 units per acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)	<b>Platted:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)	<b>Annexed:</b> 06/2005 (MC 3 <sup>rd</sup> Addition) 12/2014 (MC 7 <sup>th</sup> Addition)
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>1. All technical requirements for approval of a minor subdivision final plat have been met.</li> <li>2. A waiver has been granted by the City Engineer from the storm water management plan requirements.</li> <li>3. The property is already annexed; therefore, the proposed subdivision would not place an undue burden on public services and facilities.</li> <li>4. A request to change the zoning to allow commercial uses has been submitted in conjunction with proposed subdivision. The proposed zoning would be compatible with adjacent land uses. Adjacent land uses include developing commercial land uses to the north, south and west and undeveloped land to the east which has been identified as medium-density residential in the Future Land Use Plan in the 2014 Growth Management Plan.</li> </ol>		
<i>(continued)</i>		

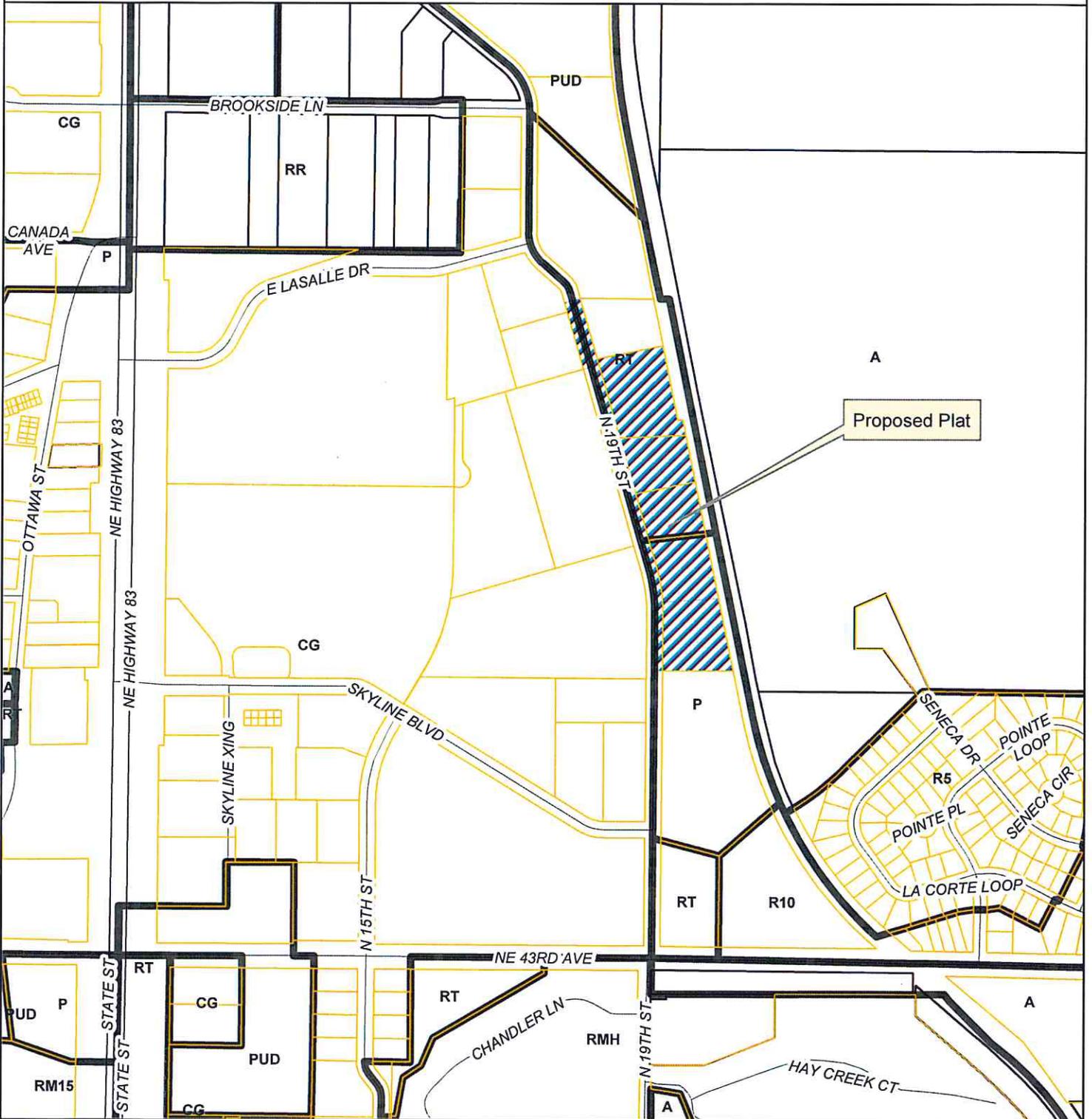
5. The proposed subdivision would not adversely affect property in the vicinity.
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
7. The proposed subdivision is consistent with the master plan, other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the minor subdivision final plat for Meadowlark Commercial Ninth Addition.

*/jt*

# Proposed Plat Meadowlark Commercial Ninth Addition



June 15, 2015 (h/b)

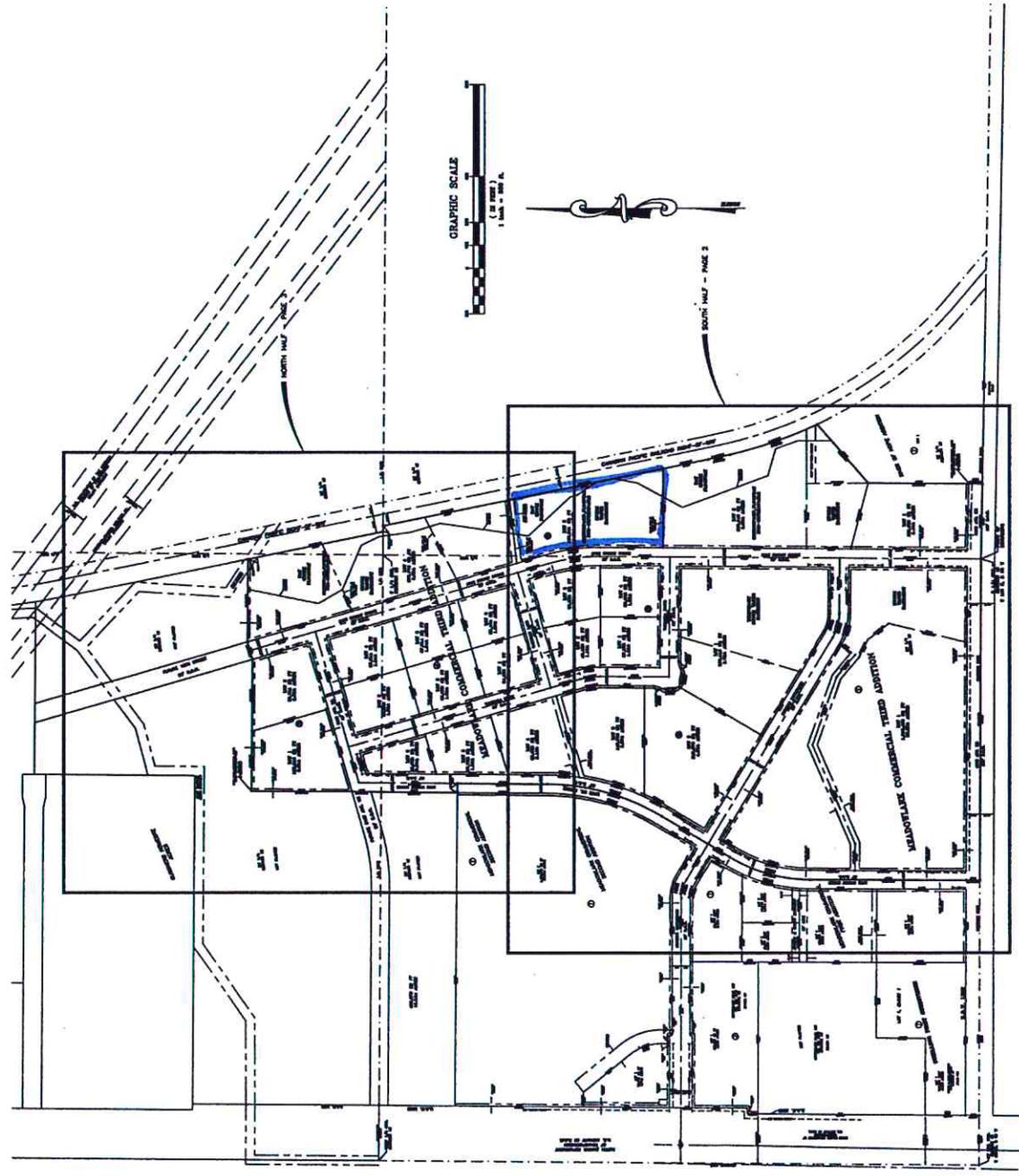
This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.





### MEADOWLARK COMMERCIAL THIRD ADDITION

A PLAT OF LOT 1, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1 & 2, BLOCK 3; LOTS 1-6, BLOCK 4; LOTS 1-4, BLOCK 5 AND LOTS 1-4, BLOCK 6 OF MEADOWLARK COMMERCIAL THIRD ADDITION TO THE CITY OF BISMARCK, ALSO BEING A REPLAT OF LOT 1, BLOCK 3 OF MEADOWLARK COMMERCIAL FIRST ADDITION; LOT 1, BLOCK 3 OF MEADOWLARK COMMERCIAL SECOND ADDITION AND LOT 1, BLOCK 1 OF MEADOWLARK PARK FIRST ADDITION, LYING IN SECTION 15, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.



DATE  
 MAY 9, 1920

PAGE 1 OF 3

Prepared by  
**BARTLEY COBURN**  
 ENGINEER  
 Bismarck, N. D.



**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Various P-Public District Zoning Changes (R5, RM15, and R30 to P) – Phase 1 of 6		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> City of Bismarck Bismarck Parks and Recreation District Bismarck Public Schools	<b>Engineer:</b> N/A	
<b>Reason for Request:</b> City-initiated action to rezone properties in public ownership to the P-Public zoning district to enhance consistency of the zoning map.		
<b>Location:</b> Various tracts of land north of Interstate 94 and west of US Highway 83.		
<b>Project Size:</b> 33.87 acres	<b>Number of Lots:</b> 10 Tracts	
<b>EXISTING CONDITIONS:</b>		
<b>Land Use:</b> Parks, school, and stormwater facilities.	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Parks, school, and stormwater facilities.	<b>Land Use:</b> Parks, school, and stormwater facilities.	
<b>Zoning:</b> R5 – Residential RM15 – Multi-family residential RM30 – Multi-family residential	<b>Zoning:</b> P – Public	
<b>Uses Allowed:</b> R5 – Residential RM15 – Multi-family residential RM30 – Multi-family residential	<b>Uses Allowed:</b> Parks, schools, stormwater facilities, and other public uses	
<b>Maximum Density Allowed:</b> R5 – 5 units/acre RM15 – 15 units/acre RM30 – 30 units/acre	<b>Maximum Density Allowed:</b> N/A	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> N/A	<b>Platted:</b> N/A	<b>Annexed:</b> N/A

*(continued)*

**FINDINGS:**

1. The proposed zoning changes are outside the area covered in the Future Land Use Plan in the 2014 Growth Management Plan.
2. The proposed zoning changes would be compatible with adjacent land uses.
3. The proposed zoning changes would not place an undue burden on public services.
4. The proposed zoning changes would not adversely affect property in the vicinity.
5. The proposed zoning changes are consistent with the general intent and purpose of the zoning ordinance and subdivision regulations.
6. The proposed zoning changes are consistent with the master plan, other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the zoning change from the R5 – Residential zoning district to the P – Public zoning district for the properties described as:

Lot 1, Block 4, Pinehurst 6<sup>th</sup> Addition

All of Block 1, Northwest Addition less that portion replatted into Pinehurst 6<sup>th</sup> Addition

Auditor's Lot 2 of the NW ¼, Section 28, Township 139N, Range 80W, less the East 53 feet thereof

Lots 15 and 16, Block 2, County West XXVI Addition

Lot 16, Block 4, K&L's 2<sup>nd</sup> Addition, less Lot 16A and Lot 9A of Lot 9, Block 4, K&L's 2<sup>nd</sup> Addition

Lot 1, Block 7, County West XXVIII Addition

And the zoning change from the RM15 – Residential zoning district to the P – Public zoning district for the properties described as:

Lot 7, Block 7, High Meadows Addition, less a parcel of land located in the NW ¼ of the SE ¼ of Section 20, Township 139N, Range 80W, being a portion of Lot 7, Block 7, High Meadows Addition; being further described as follows: commencing at a ¾" iron pipe at the SW corner of Lot 7, Block 7, High Meadows Addition; Then N 89-55-47 E on the South line of Lot 7, Block 7, a distance of 382.68 feet to the point of beginning. Then N 19-42-21 E a distance of 139.16 to a capped "T" iron; Thence S 75-39-14 E to a capped "T" iron set on the West right-of-way line of Overlook Drive; Thence Southerly on the arc of the curve concave to the East having a radius of 145.00 feet and a central angle of 47-18-57 a distance of 94.43 feet to a capped "T" iron set on the South line of Lot 7, Block 7, High Meadows Addition; thence S 89-55-47 W on said South line a distance of 150.00 feet to the point of beginning

Lot 2, Block 4, Pinehurst 6<sup>th</sup> Addition

*(continued)*

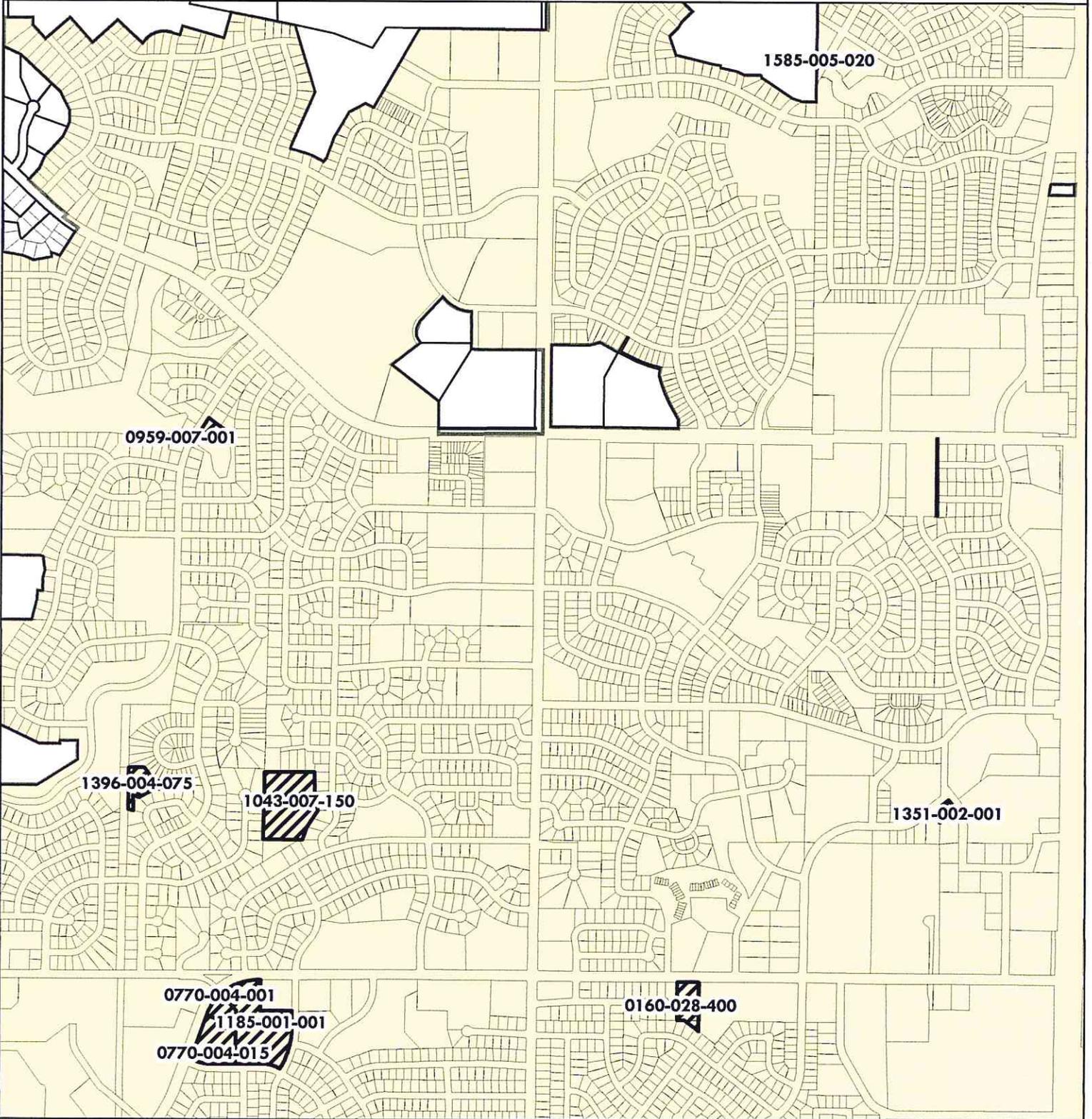
Lot 1, Block 2, Menards 2<sup>nd</sup> Addition

And the zoning change from the RM30 – Residential zoning district to the P – Public zoning district for the property described as:

Lot 2, Block 5, Sonnet Heights Subdivision 1<sup>st</sup> Replat

*/dn*

# Various P-Public Zoning Changes (R5, RM15 & RM30 to P) North of I-94 and West of State Street



November 6, 2015 (dan)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.







**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>	
<b>Title:</b> University of Mary Second Subdivision – Zoning Change (A & RR to RR)	
<b>Status:</b> Planning Commission – Public Hearing (continued)	<b>Date:</b> December 16, 2015
<b>Owner(s):</b> University of Mary	<b>Engineer:</b> Swenson, Hagen & Co.
<b>Reason for Request:</b> Plat and zone property for further development of university campus.	
<b>Location:</b> South of Bismarck, along the southwest side of ND Highway 1804 approximately two miles south of 48 <sup>th</sup> Avenue SE (Government Lot 3, the SE <sup>1</sup> / <sub>4</sub> of the NW <sup>1</sup> / <sub>4</sub> , and part of the SW <sup>1</sup> / <sub>4</sub> of the NW <sup>1</sup> / <sub>4</sub> , Section 2, T137N-R80W/Fort Rice Township).	
<b>Project Size:</b> 95.8 acres	<b>Number of Lots:</b> 3 lots in 1 block
<b>EXISTING CONDITIONS:</b>	
<b>Land Use:</b> University owned/undeveloped	<b>PROPOSED CONDITIONS:</b>
<b>Zoning:</b> A – Agricultural	<b>Land Use:</b> Expansion of university campus
<b>Uses Allowed:</b> A – Agriculture	<b>Zoning:</b> RR – Residential
<b>Maximum Density Allowed:</b> A – One unit/40 acres	<b>Uses Allowed:</b> RR – Rural residential and other uses, including educational facilities
	<b>Maximum Density Allowed:</b> RR – One unit/65,000sf for single family; dormitory and similar residential allowed in conjunction with educational facility
<b>PROPERTY HISTORY:</b>	
<b>Zoned:</b> N/A	<b>Platted:</b> N/A
<b>ADDITIONAL INFORMATION:</b>	
<ol style="list-style-type: none"> <li>The area platted as University of Mary is zoned RR – Residential. The education use group, which includes a college campus, is allowed as a permitted use in the RR – Residential zoning district. The education group is not a permitted use in the A – Agricultural zoning district.</li> <li>This request was continued at the November 17, 2015 meeting of the Planning and Zoning Commission because of concerns with the RR – Residential zoning district. The remainder of the campus is already zoned RR – Residential and at this point, we do not have a more appropriate zoning district. The eastern parcel has been owned by the University of Mary since 1986 and the western parcel has been owned since 2000.</li> </ol>	
<b>FINDINGS:</b>	
<ol style="list-style-type: none"> <li>The proposed zoning change would be consistent with the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan, which identifies this area as a Civic land use. This future land use designation includes public or institutional service bases, major recreation, educational campuses and other civic facilities.</li> </ol>	
<i>(continued)</i>	

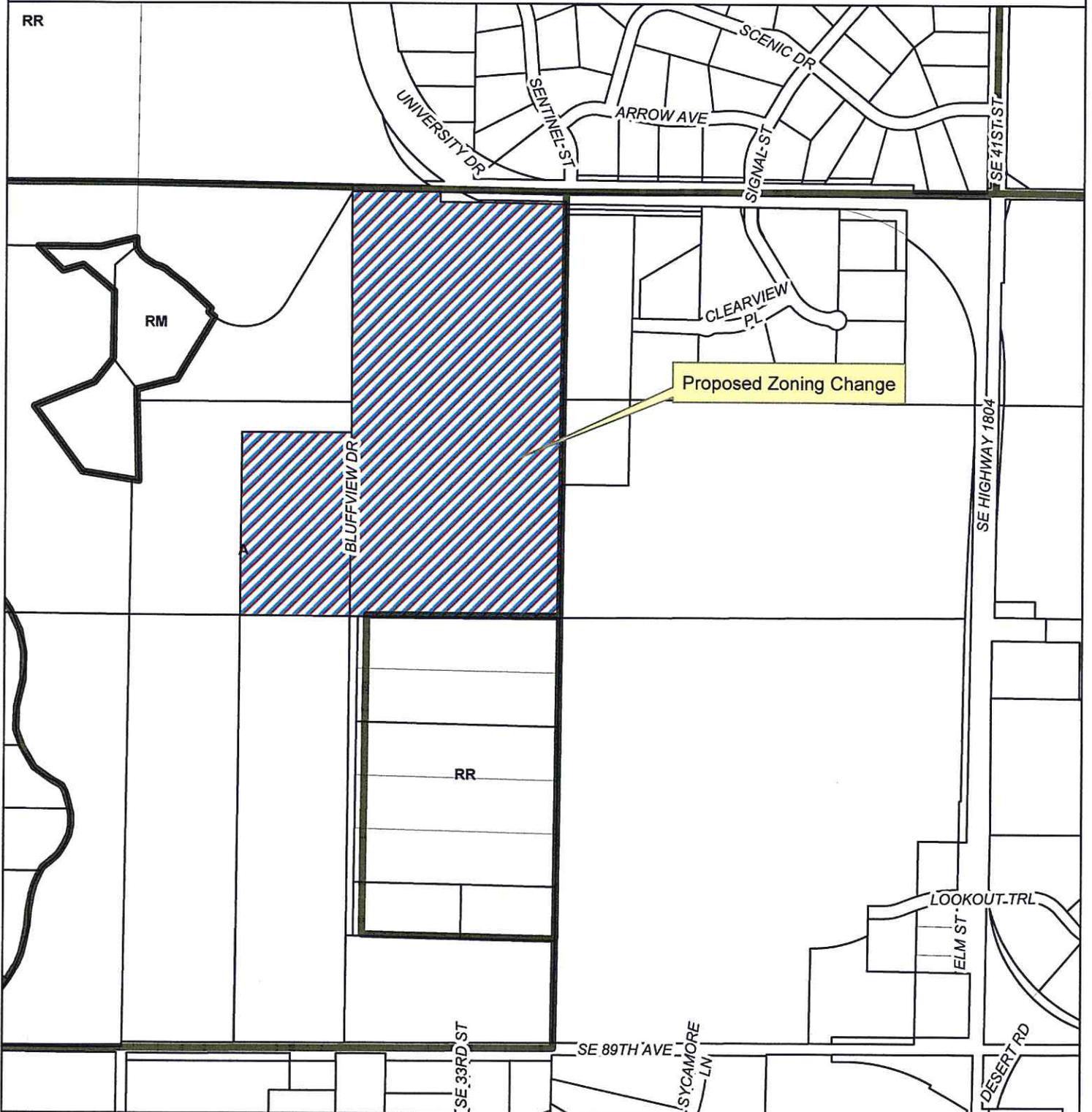
2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include the University of Mary campus to the north, the Annunciation Monastery to the northwest and west and a combination of agricultural uses and rural residential to the southeast, south, east and northeast across ND Highway 1804.
3. The property is already owned by the University of Mary, would be served by municipal water via a contract with the City, has a private on-site wastewater treatment system and has direct access to ND Highway 1804; therefore, the zoning change would not place an undue burden on public services and facilities.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the zoning change from the A – Agricultural and RR – Residential zoning district to the RR – Residential zoning district for the University of Mary Second Subdivision.

*/Klee*

# Proposed Zoning Change (A & RR to RR) University of Mary Second Subdivision

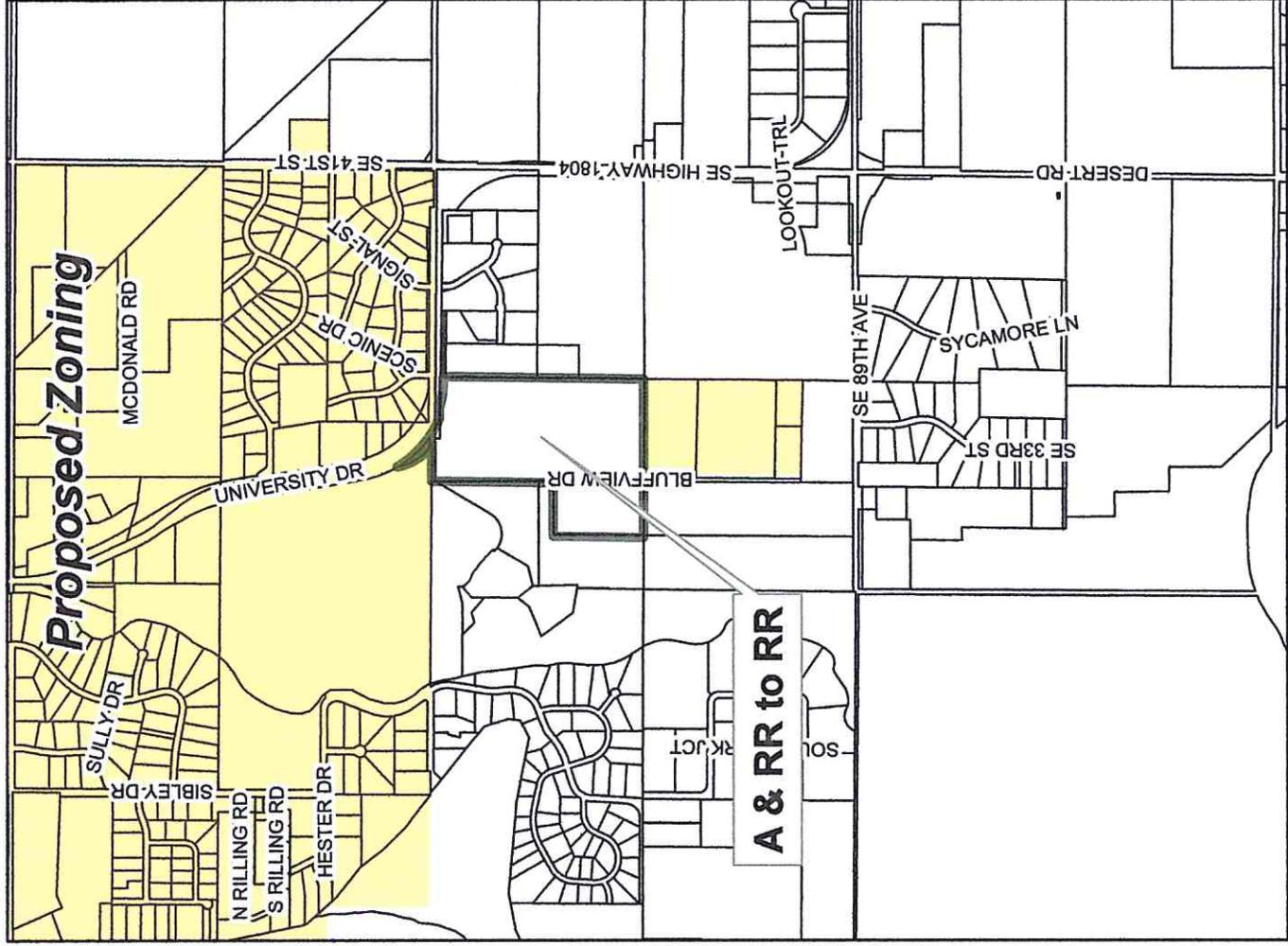
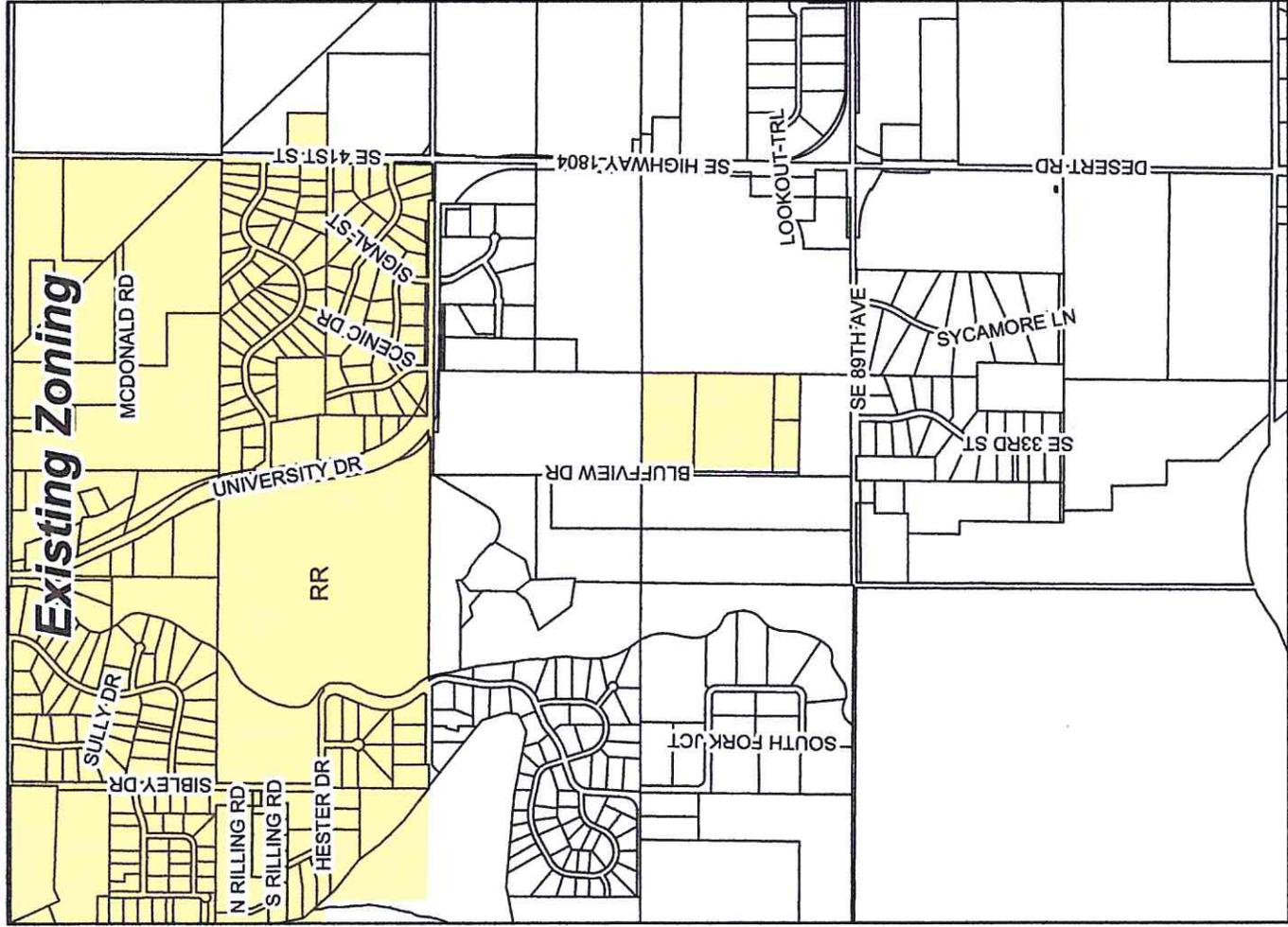


November 5, 2015 (h1b)

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# University of Mary Second Subdivision - Zoning Change



November 2015

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>		
<b>Title:</b> Multiple Parcels in KMK Estates, KMK Estates 2 <sup>nd</sup> and Geloff Estates – Zoning Change (RR to R5)		
<b>Status:</b> Planning Commission – Public Hearing	<b>Date:</b> December 16, 2015	
<b>Owner(s):</b> Multiple Owners	<b>Engineer:</b> N/A	
<b>Reason for Request:</b> City-initiated request to rezone recently annexed property.		
<b>Location:</b> In northwest Bismarck, west of North Washington Street and south of Ash Coulee Drive.		
<b>Project Size:</b> 48.85 acres, more or less	<b>Number of Lots:</b> 16 parcels in 5 blocks	
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>	
<b>Land Use:</b> Single-family residential	<b>Land Use:</b> Single-family residential	
<b>Zoning:</b> RR – Residential	<b>Zoning:</b> R5 – Residential	
<b>Uses Allowed:</b> RR – Large-lot rural single-family residential	<b>Uses Allowed:</b> R5 – Single-family residential	
<b>Maximum Density Allowed:</b> RR – 65,000 square feet /unit	<b>Maximum Density Allowed:</b> R5 – 5 units/acre	
<b>PROPERTY HISTORY:</b>		
<b>Zoned:</b> 04/1959 (A to R1 - County) 06/1978 (R1 to RR - ETA)	<b>Platted:</b> 08/1966 (KMK) 11/1969 (KMK 2nd) 07/2013 (Geloff)	<b>Annexed:</b> 10/1986 (Perez Torres) 07/1991 (Century Baptist) 05/1992 (Flurer) 03/2014 (Geloff) 10/2014 (KMK & KMK 2 <sup>nd</sup> )
<b>ADDITIONAL INFORMATION:</b>		
<ol style="list-style-type: none"> <li>The City is initiating this zoning change from the RR – Residential zoning district to the R5 – Residential zoning district as a courtesy to the properties included in the recent annexation of portions of KMK Estates, KMK Estates 2<sup>nd</sup> Subdivision and Geloff Estates Addition. Four previously-annexed parcels in this area that are still zoned RR – Residential have also been included. It is our intent to rezone property to bring them into the urban single-family residential zoning district now that the parcels are within the corporate limits.</li> <li>Staff has notified all impacted residents of this proposed action and, to date, none have asked to opt out of the City-initiated zoning change. An owner may opt out of this City-initiated zoning change at any time up to final action by the Board of City Commissioners, with the understanding that a zoning change would be required before re-subdividing their property or using it for purposes other than large-lot single-family residential uses.</li> </ol>		
<b>FINDINGS:</b>		
<ol style="list-style-type: none"> <li>This area was not included in the Future Land Use Plan (FLUP) in the 2014 Growth Management Plan because it was already platted and zoned at the time the Plan was adopted.</li> </ol>		
<i>(continued)</i>		

2. The proposed zoning change would be compatible with adjacent land uses. Adjacent land uses include low density residential uses to the west and south, undeveloped CA – Commercial zoned land to the north across Ash Coulee Drive, and mixed-density residential and a religious institution to the east across North Washington Street.
3. The property is already annexed and municipal services have been or will be installed; therefore, the proposed zoning change would not place an undue burden on public services and facilities.
4. The proposed zoning change would not adversely affect property in the vicinity.
5. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance.
6. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice.

### **RECOMMENDATION:**

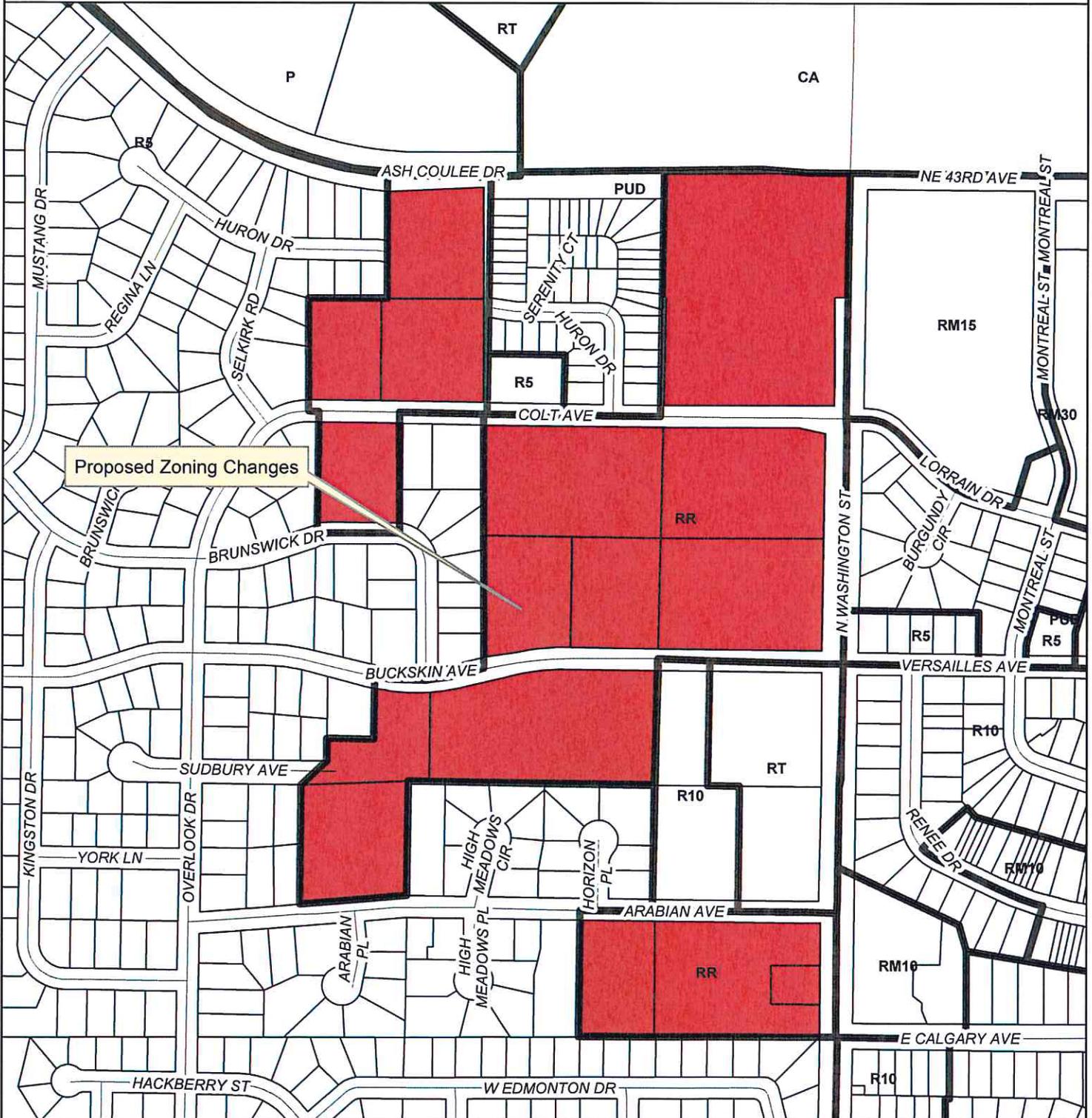
Based on the above findings, staff recommends scheduling approval of the City-initiated zoning change from the RR – Residential zoning district to the R5 – Residential zoning district on the following parcels:

- Lot 1, Block 1, KMK Estates and part of the NE¼ of the NE¼ of Section 20, T139N-R80W
- Lots 1 and 2, Block 2, KMK Estates
- Lot A of Lot 3, Block 2, KMK Estates
- Lot B of Lot 3, Block 2, KMK Estates
- Lot 4, Block 2, KMK Estates
- The East Half of Lot 5 less Lot A, Block 3, KMK Estates
- Lot 6 less that part taken for High Meadows 5<sup>th</sup>, Block 3, KMK Estates
- Lot 7, Block 3, KMK Estates
- Lot 1 less the North 120 feet of the South 220 feet of the East 150 feet, Block 4, KMK Estates
- The North 120 feet of the South 220 feet of the East 150 feet of Lot 1, Block 4, KMK Estates
- Lot 2, Block 4, KMK Estates
- Lot 14 less the East 314 feet, Block 4, KMK Estates 2<sup>nd</sup> Subdivision
- The East 314 feet of Lot 14, Block 4, KMK Estates 2<sup>nd</sup> Subdivision
- Lot 15 less the West 253 feet, Block 4, KMK Estates 2<sup>nd</sup> Subdivision
- Lots 1-6, Block 1, Geloff Estates

/Klee

# Proposed Zoning Change (RR to R5)

## Various Lots in KMK Estates, KMK Estates Second Subdivision and Geloff Estates



June 15, 2015 (h1b)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.



**BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

<b>BACKGROUND:</b>	
<b>Title:</b> Lot 2, Block 5, Prairie View Subdivision– Special Use Permit (oversized accessory building )	
<b>Status:</b> Planning Commission – Public Hearing (continued)	<b>Date:</b> December 16, 2015
<b>Owner(s):</b> Cletus and Darcy Ackerman	<b>Engineer:</b> None
<b>Reason for Request:</b> To increase the total square footage of accessory buildings located on a rural residential lot to 2,216 square feet.	
<b>Location:</b> East of Bismarck, east of 52 <sup>nd</sup> Street NE and south of East Main Avenue, along the north side of Meadowlark Lane.	
<b>Project Size:</b> 1.1 acres (lot size)	<b>Number of Lots:</b> One lot in one block
<b>EXISTING CONDITIONS:</b>	<b>PROPOSED CONDITIONS:</b>
<b>Land Use:</b> Rural residential	<b>Land Use:</b> Rural residential
<b>Zoning:</b> RR – Rural Residential	<b>Zoning:</b> RR – Rural Residential
<b>Uses Allowed:</b> Large-lot rural single-family dwellings and limited agriculture	<b>Uses Allowed:</b> Large-lot rural single-family dwellings and limited agriculture
<b>Maximum Density Allowed:</b> One unit per 65,000 square feet	<b>Maximum Density Allowed:</b> One unit per 65,000 square feet
<b>PROPERTY HISTORY:</b>	
<b>Zoned:</b> 07/1968	<b>Platted:</b> 07/1968
<b>ADDITIONAL INFORMATION:</b>	
<ol style="list-style-type: none"> <li>1. The proposed special use was continued at the December 16, 2015 meeting of the Bismarck Planning and Zoning Commission per the applicant’s request to allow him more time to reevaluate the size of the proposed accessory building and to decide on a conforming location of the proposed accessory building. The applicant has decided on a size (2,216 square feet) and has indicated that all setback requirements for an accessory building outlined in the zoning ordinance will be met.</li> <li>2. There is an existing 168 square foot accessory building located on the property; the applicant is proposing to construct a 2,048 square foot accessory building. If approved as proposed, the total square footage of accessory buildings located on the property would be 2,216 square feet.</li> </ol>	
(continued)	

3. Section 14-03-01(10) of the City Code of Ordinances permits the area of allowable accessory buildings for a single-family residence on a lot of this size in an RR – Residential to be increased to a maximum of twenty-four hundred (2,400) square feet, provided a special use permit is approved by the Planning and Zoning Commission in accordance with provisions of Section 14-03-08 of the City Code of Ordinances (Special Uses).
4. A variance from Section 14-04-01(5) of the City Code of Ordinances (Rural Residential)(Side Yard) to reduce the required side yard setback from fifteen (15) feet to three (3) feet was denied by the Board of Adjustment at their meeting of November 5, 2015.

**FINDINGS:**

1. The Apple Creek Board of Township Supervisors recommends approval, if all setbacks are met.
2. The proposed special use complies with all applicable provisions of the zoning ordinance and is consistent with the general intent and purpose of the zoning ordinance.
3. The proposed special use would not adversely affect the public health, safety and general welfare.
4. The proposed special use would not be detrimental to the use or development of adjacent properties.
5. The proposed special use would be compatible with the surrounding rural residential neighborhood.
6. The request is compatible with adopted plans, policies and accepted planning practice.

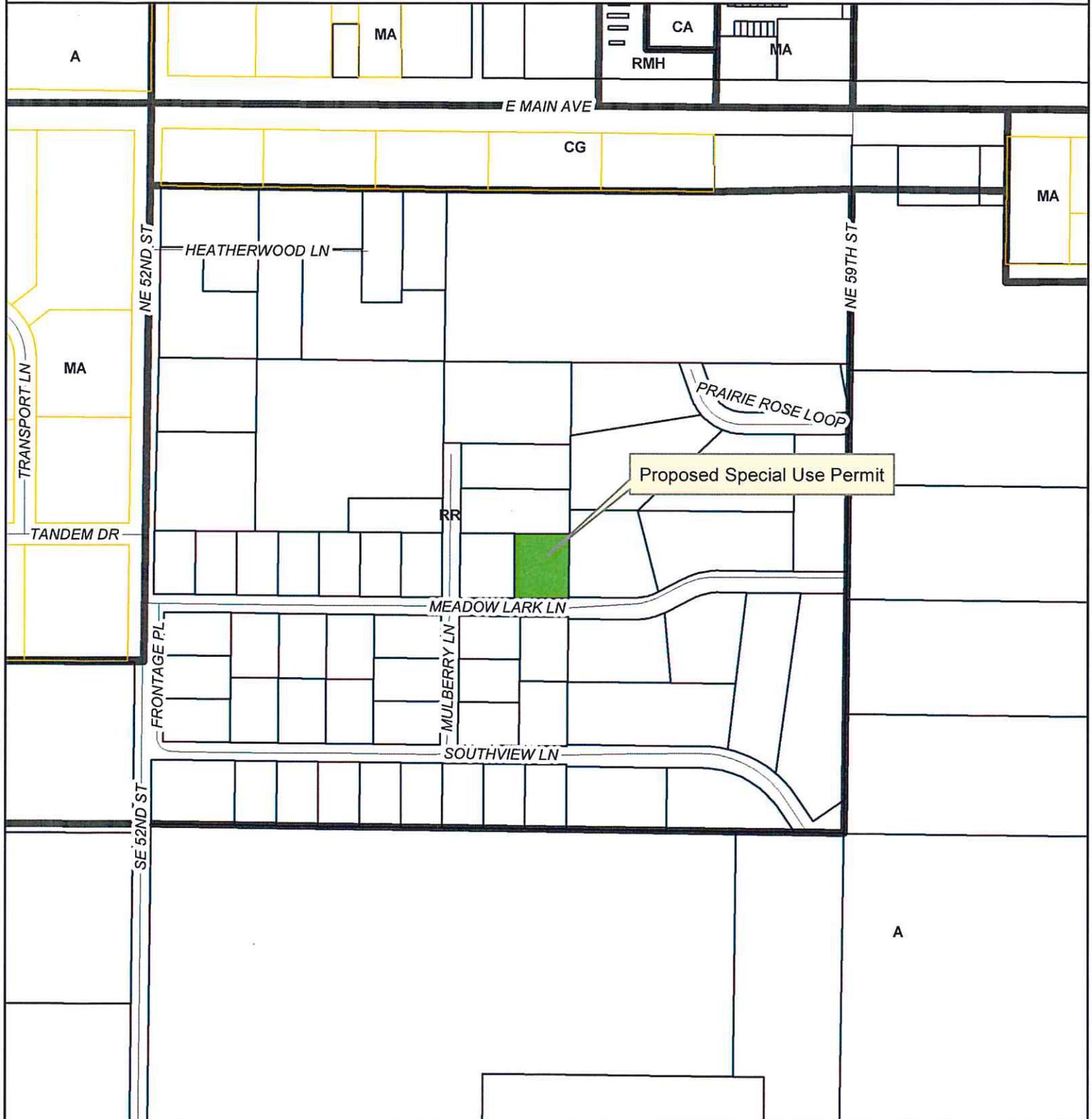
**RECOMMENDATION:**

Based on the above findings, staff recommends approval of the special use permit to increase the total allowable square footage of accessory buildings on Lot 2, Block 5, Prairie View to 2,216 square feet with the following condition:

1. The proposed accessory building meets all applicable requirements outlined in the zoning ordinance.

*/JW*

# Proposed Special Use Permit Lot 2, Block 5, Prairie View Subdivision

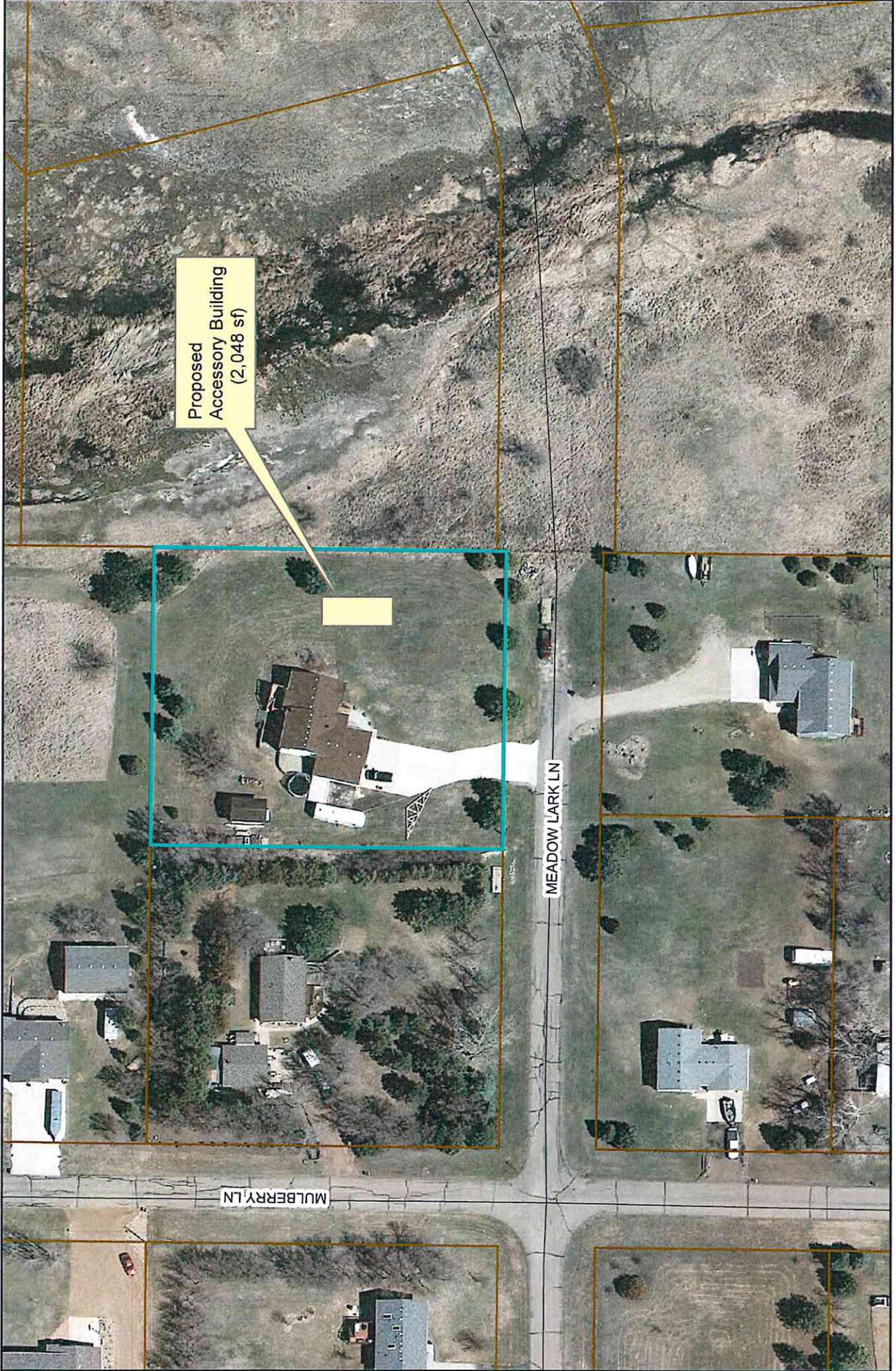


June 15, 2015 (h1b)

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



# Lot 2, Block 5, Prairie View Subdivision - Oversized Accessory Building



Date: 12/7/2015

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

RESOLUTION

WE, THE BOARD OF TOWNSHIP SUPERVISORS OF APPLE CREEK TOWNSHIP,  
BURLEIGH COUNTY, NORTH DAKOTA, HAVE BEEN ADVISED OF THE  
SPECIAL USE PERMIT FOR LOT 2, BLOCK 5, PRAIRIE VIEW SUBDIVISION TO  
INCREASE THE TOTAL AREA OF ACCESSORY BUILDINGS TO 2,088 SQUARE  
FEET AND HEREBY RECOMMEND TO THE BOARD OF CITY COMMISSIONERS  
THAT SAID SPECIAL USE PERMIT BE (APPROVED)(DENIED).

(PLEASE ATTACH CONDITIONS, IF ANY, TO THE BOARD'S ACTION.)

IF THE TOWNSHIP IS RECOMMENDING DENIAL, PLEASE LIST THE REASONS:

ACT Board recomends approval if all setbacks  
are met

Kenneth G. Sells      10-2-2015  
CHAIRMAN, TOWNSHIP BOARD      DATE

Cynthia Meindinger      11-2-15  
ATTEST: TOWNSHIP CLERK      DATE

Exhibit 8.

1424 N. 12<sup>th</sup> Street  
Bismarck, ND 58501  
November 13, 2015

RECEIVED  
NOV 16 2015

Bismarck Community Development Department  
P. O. Box 5503  
Bismarck, ND 58506-5503

Gentlemen:

Thank you for the letter I received regarding the Bismarck Planning & Zoning Commission hearing on November 17<sup>th</sup>. I would love to attend the meeting, but unfortunately will be out of town and unable to attend. I am therefore taking this opportunity to express my concerns via this letter.

As indicated above, I reside at 1424 N. 12<sup>th</sup> Street and have lived here 42 years. This has been a very quiet and peaceful area. I attended the Building Preview Event on November 10<sup>th</sup> put on by the First International Bank & Trust. At this meeting they stated that the new building project they are proposing would place approximately an estimated 200 to 300 additional cars into this area.

As I'm sure you are aware, this residential area has very limited access to outside roads. The 12<sup>th</sup> Street access to State Street has no traffic light and will not be able to have one since it is a State Highway and since there is a light at State Street and Divide, as I understand it, would not be willing to put one up at the 12<sup>th</sup> Street crossing. That area is already congested in the morning and evening when people are going to and from work. It is almost impossible to turn onto State Street when the Highway Department and Capitol offices open and close besides all the regular traffic, since it is a very busy street regularly. When I have attempted to go out or come home at that time I have to wait quite a long time as cars are sometimes lined up all the way down on State Street to the curve down on Boulevard. So planning to use State Street as an exit for the extra 200 – 300 extra cars they are planning for would almost be an impossibility. Therefore I am afraid they would all come down 11<sup>th</sup> Street (which ends at the former Baptist Home) or 12<sup>th</sup> Street.

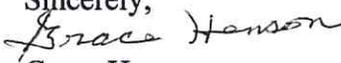
They told us that they will be opening another exit onto 13<sup>th</sup> Street so traffic could flow onto Divide Avenue. Divide Avenue is also very busy, I have tried it as an alternate route when I couldn't get out onto State Street and it was a long wait there too without the additional traffic which would be created by the new proposed project.

Our streets are narrow streets with no boulevards for snow to be pushed onto in the winter, therefore they just plow the snow to the side of the street, which makes it even narrower and if someone parks their car on the street (since these are older homes with usually only one car garages). My neighbors across the street always park one car on the street directly across from my driveway and in the winter when the streets are half

covered with snow piles I have a hard time backing out of my driveway without hitting their car and I don't know how I would be able to do that when there are additional hundreds of cars going to and from work to the new proposed building area.

Thank you for allowing me to present my view on the traffic problem this proposed building project would create for those of us that live here. Also there are several schools near by and Daycare Center across the street.

Thanks again for listening to my point of view.

Sincerely,  
  
Grace Henson

PERMIT ACTIVITY REPORT - MTD  
DATE SELECTION 11/2015

\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Census Code	11/2015			11/2014			11/2015			11/2014		
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
SINGLE FAMILY DETACHED	10	\$2,180,332.00	4	\$736,353.65	4	\$956,557.00	4	\$847,424.25				
ROWHOUSE (2) 1-HR FIRE SEPARATION	7	\$1,029,005.00	2	\$327,240.00	0	\$0.00	0	\$0.00				
2-UNIT DUPLEX OR CONDO	0	\$0.00	1	\$133,835.50	0	\$0.00	0	\$0.00				
FIVE OR MORE FAMILY	2	\$4,320,000.00	1	\$0.00	0	\$0.00	0	\$0.00				
MANUFACTURED HOMES	3	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				
MOBILE HOME	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				
NON-STRUCTURAL DEVELOPMENT	3	\$2,043,839.00	0	\$0.00	0	\$0.00	0	\$0.00				
CHURCHES & RELIGIOUS	0	\$0.00	1	\$23,000.00	0	\$0.00	0	\$0.00				
INDUSTRIAL BUILDINGS	24	\$16,692,845.00	5	\$7,846,341.00	0	\$0.00	1	\$140,366.00				
OFFICE; BANK; & PROFESSIONAL BUILDINGS	1	\$165,874.00	0	\$0.00	0	\$0.00	0	\$0.00				
OTHER NEW	29	\$179,000.00	1	\$75,000.00	0	\$0.00	0	\$0.00				
ROOM ADDITIONS	3	\$40,961.00	2	\$93,867.00	0	\$0.00	0	\$0.00				
RESIDENTIAL GARAGES	2	\$16,632.00	1	\$27,048.00	4	\$83,822.00	1	\$7,200.00				
DECKS PORCHES & COVERED PATIOS	1	\$4,320.00	4	\$10,020.00	11	\$19,800.00	0	\$0.00				
OTHER	1	\$7,800.00	5	\$1,941.00	1	\$9,400.00	2	\$28,530.00				
HOME OCCUPATION	4	\$0.00	0	\$0.00	1	\$0.00	0	\$0.00				
BASEMENT FINISH	14	\$61,370.00	5	\$27,526.25	4	\$22,990.00	0	\$0.00				
COMMERCIAL BUILDINGS	14	\$3,419,026.00	6	\$342,569.00	0	\$0.00	0	\$0.00				
OFFICE BUILDINGS	0	\$0.00	3	\$1,280,129.00	0	\$0.00	0	\$0.00				
OTHER ADDITIONS	0	\$0.00	5	\$656,600.00	0	\$0.00	0	\$0.00				
NEW SIGN PERMITS	2	\$8,719.56	9	\$79,761.00	0	\$0.00	0	\$0.00				
<b>Total</b>	<b>121</b>	<b>\$30,169,723.56</b>	<b>55</b>	<b>\$11,661,231.40</b>	<b>25</b>	<b>\$1,092,569.00</b>	<b>8</b>	<b>\$1,023,520.25</b>				

PERMIT ACTIVITY REPORT - MTD  
DATE SELECTION 11/2015

\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Trade Permit Type	11/2015		11/2014		11/2015		11/2014	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
BUILDING ELECTRIC ALTERATION	41	\$6,175.00	17	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRIC NEW RESIDENTIAL	27	\$68,000.00	11	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRIC SERVICE UPGRADE	13	\$0.00	5	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL ACCESSORY	5	\$0.00	3	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL NEW COMMERCIAL	3	\$233,865.00	17	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL OTHER	0	\$0.00	46	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL POOL	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING MECHANICAL ALTERATION	29	\$150,229.00	5	\$95,590.00	2	\$12,500.00	4	\$6,700.00
BUILDING MECHANICAL FIREPLACE	9	\$34,350.00	7	\$23,600.00	2	\$6,000.00	3	\$11,000.00
BUILDING MECHANICAL HVAC APPLIANCE	25	\$130,920.00	1	\$1,955.00	0	\$0.00	1	\$993.00
BUILDING MECHANICAL NEW CONSTRUCTION	56	\$1,117,234.00	37	\$1,520,597.00	8	\$141,745.00	6	\$71,509.00
BUILDING MECHANICAL OTHER	0	\$0.00	22	\$23,205.00	0	\$0.00	6	\$9,150.00
BUILDING MECHANICAL WATER HEATER	15	\$22,557.00	13	\$9,679.00	2	\$1,611.00	2	\$1,563.00
BUILDING PLUMBING	57	\$653,551.00	34	\$254,775.00	7	\$505,800.00	7	\$0.00
BUILDING SEPTIC	0	\$0.00	0	\$0.00	10	\$0.00	0	\$0.00
<b>Total</b>	<b>281</b>	<b>\$2,416,881.00</b>	<b>218</b>	<b>\$1,929,401.00</b>	<b>31</b>	<b>\$667,656.00</b>	<b>29</b>	<b>\$100,915.00</b>

PERMIT ACTIVITY REPORT - MTD  
DATE SELECTION 11/2015

Living Units	*****City*****		*****ETA*****	
	11/2015	11/2014	11/2015	11/2014
	Units	Units	Units	Units
OTHER NEW	0	0	0	0
FIVE OR MORE FAMILY	54	12	0	0
OTHER NEW	0	0	0	0
MANUFACTURED HOMES	2	0	0	0
2-UNIT DUPLEX OR CONDO	0	2	0	0
ROOM ADDITIONS	0	2	0	0
ROWHOUSE (2) 1-HR FIRE SEPARATION	7	2	0	0
SINGLE FAMILY DETACHED	10	4	4	4
<b>Total</b>	<b>73</b>	<b>22</b>	<b>4</b>	<b>4</b>

PERMIT ACTIVITY REPORT - YTD  
DATE SELECTION 11/2015

\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Census Code	11/2015		11/2014		11/2015		11/2014	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
SINGLE FAMILY DETACHED	231	\$44,317,615.54	311	\$57,158,056.13	69	\$15,381,004.20	85	\$15,257,077.48
ROWHOUSE (2) 1-HR FIRE SEPARATION	70	\$10,230,381.45	169	\$25,379,431.24	0	\$0.00	4	\$721,514.50
2-UNIT DUPLEX OR CONDO	3	\$208,660.50	11	\$1,507,259.85	0	\$0.00	0	\$0.00
THREE OR FOUR FAMILY	0	\$0.00	1	\$1,006,200.00	0	\$0.00	0	\$0.00
FIVE OR MORE FAMILY	8	\$23,300,475.00	14	\$55,614,451.00	0	\$0.00	0	\$0.00
MANUFACTURED HOMES	61	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
MOBILE HOME	3	\$0.00	21	\$0.00	0	\$0.00	0	\$0.00
MOBILE HOME	0	\$0.00	16	\$0.00	0	\$0.00	0	\$0.00
MOBILE HOME EXTRAS	0	\$0.00	1	\$1,800.00	0	\$0.00	0	\$0.00
MOTELS	1	\$24,000.00	0	\$0.00	0	\$0.00	0	\$0.00
NON-STRUCTURAL DEVELOPMENT	27	\$2,355,555.00	0	\$0.00	1	\$0.00	0	\$0.00
NON-STRUCTURAL DEVELOPMENT	0	\$0.00	9	\$825,711.64	0	\$0.00	1	\$0.00
AMUSEMENT & RECREATION	1	\$249,353.40	0	\$0.00	0	\$0.00	0	\$0.00
AMUSEMENT & RECREATION	0	\$0.00	1	\$343,900.00	0	\$0.00	0	\$0.00
CHURCHES & RELIGIOUS	2	\$53,513.00	1	\$23,000.00	0	\$0.00	0	\$0.00
INDUSTRIAL BUILDINGS	112	\$47,894,941.40	58	\$45,617,660.00	7	\$3,730,064.73	4	\$1,729,976.45
HOSPITALS & INSTITUTIONAL	6	\$29,833,091.63	0	\$0.00	0	\$0.00	0	\$0.00
OFFICE; BANK; & PROFESSIONAL BUILDINGS	11	\$12,584,108.00	0	\$0.00	1	\$182,500.00	0	\$0.00
OFFICE, BANK, & PROFESSIONAL BUILDINGS	0	\$0.00	11	\$7,108,302.00	0	\$0.00	0	\$0.00
SCHOOLS & EDUCATIONAL	4	\$6,210,343.00	3	\$6,097,490.00	4	\$9,429,745.00	0	\$0.00
RETAIL SALES	3	\$4,880,140.00	2	\$217,815.00	0	\$0.00	0	\$0.00
OTHER NEW	61	\$1,975,895.85	1	\$75,000.00	1	\$10,000.00	0	\$0.00
PUBLIC BUILDINGS	1	\$41,664,400.00	0	\$0.00	0	\$0.00	0	\$0.00

PERMIT ACTIVITY REPORT - YTD  
DATE SELECTION 11/2015

\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Census Code	11/2015		11/2014		11/2015		11/2014	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
ROOM ADDITIONS	21	\$694,900.64	28	\$729,244.90	13	\$921,254.45	12	\$136,513.90
RESIDENTIAL GARAGES	90	\$726,582.00	86	\$750,194.00	63	\$1,615,952.00	81	\$649,217.00
DECKS PORCHES & COVERED PATIOS	175	\$538,129.50	201	\$761,646.25	55	\$148,005.00	18	\$76,730.00
SWIMMING POOLS & SPAS	10	\$525,550.00	8	\$393,247.59	3	\$186,000.00	4	\$40,000.00
OTHER	63	\$2,995,165.59	97	\$40,338,003.88	5	\$195,206.00	9	\$290,196.50
HOME OCCUPATION	7	\$0.00	4	\$0.00	1	\$0.00	0	\$0.00
STORAGE SHEDS	13	\$26,771.50	15	\$39,790.00	2	\$1,000.00	3	\$24,240.00
BASEMENT FINISH	135	\$679,077.87	137	\$829,158.18	44	\$239,106.75	27	\$163,652.75
COMMERCIAL BUILDINGS	115	\$76,224,176.39	42	\$12,540,500.98	5	\$1,311,000.00	3	\$596,760.00
OFFICE BUILDINGS	10	\$1,527,055.00	26	\$8,252,231.74	0	\$0.00	0	\$0.00
OTHER ADDITIONS	13	\$1,998,188.00	39	\$9,620,810.04	3	\$275,000.00	3	\$2,887,348.00
PUBLIC BUILDING	4	\$134,000.00	10	\$74,978,682.28	0	\$0.00	0	\$0.00
APARTMENTS TO CONDOS	0	\$0.00	16	\$0.00	0	\$0.00	0	\$0.00
SINGLE FAMILY TO MULTI-FAMILY	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
MULTI-FAMILY TO SINGLE - FAMILY	0	\$0.00	4	\$0.00	0	\$0.00	0	\$0.00
RESIDENTIAL	2	\$0.00	3	\$0.00	1	\$0.00	0	\$0.00
COMMERCIAL	5	\$0.00	7	\$286,625.32	0	\$0.00	0	\$0.00
FIREWORKS SALES	0	\$0.00	1	\$0.00	14	\$0.00	13	\$0.00
NURSERY STOCK SALES	5	\$0.00	5	\$0.00	0	\$0.00	0	\$0.00
MISC TEMPORARY STRUCTURES	10	\$0.00	7	\$0.00	0	\$0.00	0	\$0.00
NEW SIGN PERMITS	97	\$1,298,733.73	105	\$3,322,703.31	1	\$2,400.00	2	\$21,725.00
SIGN ALTERATION	6	\$85,711.00	1	\$16,500.00	0	\$0.00	0	\$0.00
1303 ELECTRONIC MESSAGE CENTER	0	\$0.00	1	\$34,711.49	0	\$0.00	0	\$0.00
<b>Total</b>	<b>1386</b>	<b>\$313,236,514.99</b>	<b>1476</b>	<b>\$353,944,801.82</b>	<b>293</b>	<b>\$33,628,238.13</b>	<b>269</b>	<b>\$24,291,108.08</b>

PERMIT ACTIVITY REPORT - YTD  
DATE SELECTION 11/2015

\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Permit Type	11/2015			11/2014			11/2015			11/2014		
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
BUILDING ELECTRIC ALTERATION	431	\$99,710.00	17	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRIC NEW RESIDENTIAL	400	\$350,200.00	11	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRIC SERVICE UPGRADE	181	\$62,190.00	6	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL ACCESSORY	23	\$2,260.00	3	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL HVAC APPLIANCE	3	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL NEW COMMERCIAL	135	\$233,865.00	17	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL OTHER	21	\$0.00	1172	\$0.00	0	\$0.00	2	\$0.00	2	\$0.00	0	\$0.00
BUILDING ELECTRICAL POOL	7	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL SIGN	4	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING MECHANICAL ALTERATION	127	\$3,001,671.00	5	\$95,590.00	24	\$93,160.00	4	\$6,700.00	4	\$6,700.00	4	\$6,700.00
BUILDING MECHANICAL FIREPLACE	154	\$630,140.00	7	\$23,600.00	21	\$94,072.00	3	\$11,000.00	3	\$11,000.00	3	\$11,000.00
BUILDING MECHANICAL HVAC APPLIANCE	126	\$824,599.00	1	\$1,955.00	17	\$123,130.00	1	\$993.00	1	\$993.00	1	\$993.00
BUILDING MECHANICAL NEW CONSTRUCTION	523	\$22,069,351.05	37	\$1,520,597.00	74	\$1,710,964.00	6	\$71,509.00	6	\$71,509.00	6	\$71,509.00
BUILDING MECHANICAL OTHER	15	\$227,984.00	1394	\$13,818,394.50	1	\$10,450.00	216	\$1,021,754.00	1	\$10,450.00	216	\$1,021,754.00
BUILDING MECHANICAL WATER HEATER	198	\$303,744.99	14	\$9,679.00	30	\$39,384.03	2	\$1,563.00	30	\$39,384.03	2	\$1,563.00
BUILDING PLUMBING	574	\$15,935,867.27	773	\$4,592,743.00	95	\$1,741,813.00	117	\$558,713.00	95	\$1,741,813.00	117	\$558,713.00
BUILDING SEPTIC	0	\$0.00	1	\$0.00	102	\$0.00	98	\$0.00	102	\$0.00	98	\$0.00
<b>Total</b>	<b>2922</b>	<b>\$43,741,582.31</b>	<b>3458</b>	<b>\$20,062,558.50</b>	<b>366</b>	<b>\$3,812,973.03</b>	<b>449</b>	<b>\$1,672,232.00</b>	<b>366</b>	<b>\$3,812,973.03</b>	<b>449</b>	<b>\$1,672,232.00</b>

PERMIT ACTIVITY REPORT - YTD  
DATE SELECTION 11/2015

Living Units	*****City*****		*****ETA*****	
	11/2015	11/2014	11/2015	11/2014
	Units	Units	Units	Units
MOTELS	0	0	0	0
OTHER NEW	0	0	0	0
FIVE OR MORE FAMILY	215	522	0	0
OTHER NEW	0	0	0	0
THREE OR FOUR FAMILY	0	4	0	0
MANUFACTURED HOMES	10	38	0	0
2-UNIT DUPLEX OR CONDO	4	22	0	0
ROOM ADDITIONS	0	0	0	0
ROWHOUSE (2) 1-HR FIRE SEPARATION	69	169	0	4
SINGLE FAMILY DETACHED	231	311	65	85
<b>Total</b>	<b>529</b>	<b>1066</b>	<b>65</b>	<b>89</b>