



Community Development Department

BISMARCK PLANNING AND ZONING COMMISSION
MEETING AGENDA
February 24, 2016

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 January 27, 2016 meeting of the Bismarck Planning & Zoning Commission.

FAIR HOUSING PRESENTATION

- 2. Presentation on Fair Housing – Michelle Rydz, High Plains Fair Housing

CONSENT AGENDA

CONSIDERATION

The following items are requests for a public hearing.

- 3. Sections 18 & 19, T139N-R80W/Hay Creek Township (DN) Fringe Area Road Master Plan Amendment | FRMP2016-001 ..... 1
Staff recommendation: schedule a hearing [ ] schedule a hearing [ ] table [ ] deny
4. Tracts A & B of Auditor's Lot 30, Park Hills Auditor's Lots and parts of Blocks 4 and 9, Park Hills Second Addition (JW) Zoning Change (CG and RT to P) | ZC2016-002 ..... 6
Staff recommendation: schedule a hearing [ ] schedule a hearing [ ] table [ ] deny
5. Various Lots and Tracts in Central and West Bismarck (DN) City-Initiated Zoning Change - Phase 4 of 6 (R5, R10, RM15, and RM30 to P) | ZC2016-003 ..... 11
Staff recommendation: schedule a hearing [ ] schedule a hearing [ ] table [ ] deny



6. **Subdivision Regulations/Rural Residential Lot Splits (JW)**  
 Zoning Ordinance Text Amendment | ZOTA2016-001 ..... 17
- Staff recommendation: schedule a hearing*     *schedule a hearing*     *table*     *deny*

## REGULAR AGENDA

### FINAL CONSIDERATION

The following items is a request for final action and forwarding to the City Commission

7. **Unannexed Tracts in Sections 25 - 27, T139N-R80W/Hay Creek Township and Section 31, T139N-R79W/Gibbs Township (DN)**  
 Annexation | ANNX 2016-001 ..... 21
- Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*

### PUBLIC HEARINGS

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

8. **Stoneridge Addition First Replat (JT) ..... 27**
- **Major PUD Amendment | PUDA2015-007**  
*Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*
  - **Minor Subdivision Final Plat | MPLT2016-002**  
*Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*
9. **Kamrose Crossing Addition First Replat (JT) ..... 37**
- **Major PUD Amendment | PUDA2015-008**  
*Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*
  - **Minor Subdivision Final Plat | MPLT2016-001**  
*Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*
10. **Evergreen Ridge Addition PUD (Klee)**  
 Major PUD Amendment | PUDA2015-006..... 47
- Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*
11. **Various Lots and Tracts in East Bismarck (DN)**  
 City-Initiated Zoning Change - Phase 3 of 6  
 (R5, R10, RM10, RM30, RMH, MA and A to P) | ZC2016-001 ..... 53
- Staff recommendation: approve*     *approve*     *continue*     *table*     *deny*

- 12. Off-Street Parking Requirements (BB/Klee)**  
Zoning Ordinance Text Amendment | ZOTA2015-018 .....59

Staff recommendation: approve       approve       continue       table       deny

**OTHER BUSINESS**

- 13. Other**

**ADJOURNMENT**

- 14. Adjourn.** The next regular meeting date is scheduled for **March 23, 2016.**

Enclosures:      Meeting Minutes of January 27, 2016  
                         Building Permit Activity Month to Date Report for January 2016  
                         Building Permit Activity Year to Date Report for January 2016



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

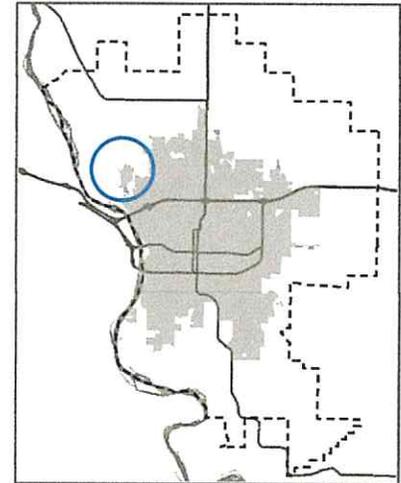
Agenda Item # 3  
 February 24, 2016

## Application for: Fringe Area Road Master Plan Amendment

TRAKiT Project ID: FRMP2016-001

### Project Summary

<b>Title:</b>	City-Initiated amendment to Fringe Area Road Master Plan in Sections 18 & 19, T139N-R80W/Hay Creek Township
<b>Status:</b>	Planning & Zoning Commission – Consideration
<b>Owner(s):</b>	Santa Fe, LLP Gerald & Cynthia Buchholz Ronald Knutson Tyler Coulee, LLP
<b>Project Contact:</b>	Daniel Nairn, AICP, Planner, City of Bismarck
<b>Location:</b>	North of Promontory Point, between River Road and the proposed extension of Tyler Parkway.
<b>Project Size:</b>	5,057 linear feet of right-of-way
<b>Request:</b>	Remove one section of arterial roadway and downgrade one section of arterial roadway to a collector roadway in the Fringe Area Road Master Plan.



### Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	N / A	<b>Number of Lots:</b>	N / A
<b>Land Use:</b>	Undeveloped	<b>Land Use:</b>	Undeveloped
<b>Designated GMP Future Land Use:</b>	Low Density Residential and Conservation	<b>Designated GMP Future Land Use:</b>	Low Density Residential and Conservation
<b>Zoning:</b>	A – Agricultural	<b>Zoning:</b>	A – Agricultural
<b>Uses Allowed:</b>	A – Agriculture	<b>Uses Allowed:</b>	A – Agriculture
<b>Max Density Allowed:</b>	A – 1 unit / 40 acres	<b>Max Density Allowed:</b>	A – 1 unit / 40 acres

### Property History

<b>Zoned:</b>	N/A	<b>Platted:</b>	N/A	<b>Annexed:</b>	N/A
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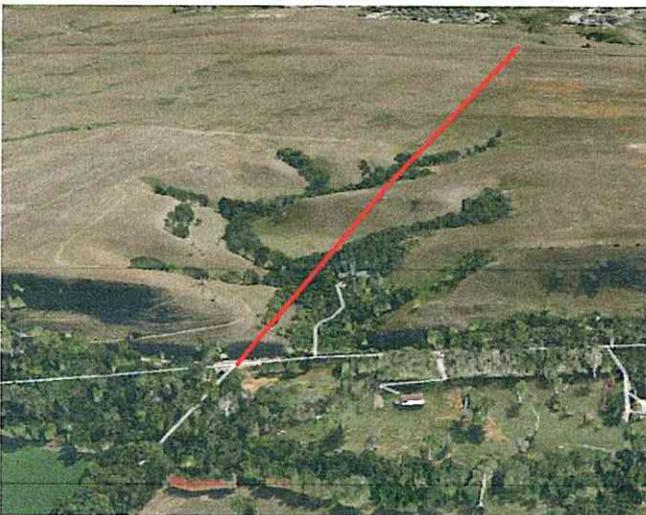
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### Staff Analysis

The 2014 Fringe Area Road Master Plan includes a future section of roadway that would traverse the Missouri river bluffs from River Road up to areas north of Promontory Point, functioning as an extension of the existing Sandy River Drive. The intent was to connect River Road to a future extension of Tyler Parkway, and provide an alternative means for east-west travel.

Staff from the City of Bismarck, Burleigh County, and the Bismarck-Mandan MPO recently met concerning this planned road, and there was a consensus to support an amendment to the Fringe Area Road Master Plan to eliminate the proposed arterial roadway for Sandy River Drive between River Road and Clairmont Road and downgrade the arterial roadway to a collector roadway between Clairmont and the future Tyler Parkway, as illustrated on the attached map.

There are several reasons for the amendment. The western end of the road would be very steep, with 140 feet of elevation gain over a 1,000 feet of distance, through a winding coulee. Extensive grading would be necessary to make construction feasible. Secondly, the Ash and Ward Coulee Watershed Master Plan recommended installing a series of detention areas in the coulees along this bluff to manage water flows down to the river bottoms. The construction of a roadway would likely conflict with this stormwater management recommendation.



*Approximate alignment of future roadway proposed for removal/downgrade from Fringe Area Master Plan*

The benefits of constructing this roadway do not appear to justify the costs. Burleigh County has begun roadway design for an extension of the east-west arterial 57<sup>th</sup> Avenue to descend down the bluffs a mile north of this location, providing an alternative means for traffic. The Bismarck Future Land Use Plan anticipates low-density rural residential development in the river bottoms area, limiting the amount of potential users of an extension of Sandy River Drive.

The eastern segment of the planned roadway does not have the same topographical constraints. Staff consensus is that this should remain in the plan, to facilitate a connection between the Clairmont Road collector and the future Tyler Parkway arterial. This east-west connection will become necessary for traffic circulation as the area is built-out with single-family residential development. Collector roadways should remain relatively straight, but have less stringent right-of-way and access management standards. The alignment is proposed to remain on the section line, with the understanding that the Fringe Area Road Master Plan allows flexibility in the exact roadway location, as long as the intended connections are made.

### Required Findings of Fact

1. The proposed amendment is compatible with adjacent land uses;
2. The proposed amendment is justified by a change in conditions since the Fringe Area Road Master Plan was established or last amended;
3. The proposed amendment is in the public interest and is not solely for the benefit of a single property owner;
4. The proposed amendment is consistent with the general intent and purpose of the zoning ordinance;
5. The proposed amendment is consistent with the other aspects of the master plan, other adopted plans, policies and accepted planning practice; and
6. The proposed amendment would not adversely affect the public health, safety, and general welfare.

(continued)

**Staff Recommendation**

Based on the above findings, staff recommends scheduling a public hearing for an amendment to the Fringe Area Road Master Plan, specifically to remove an arterial segment of roadway and downgrade an

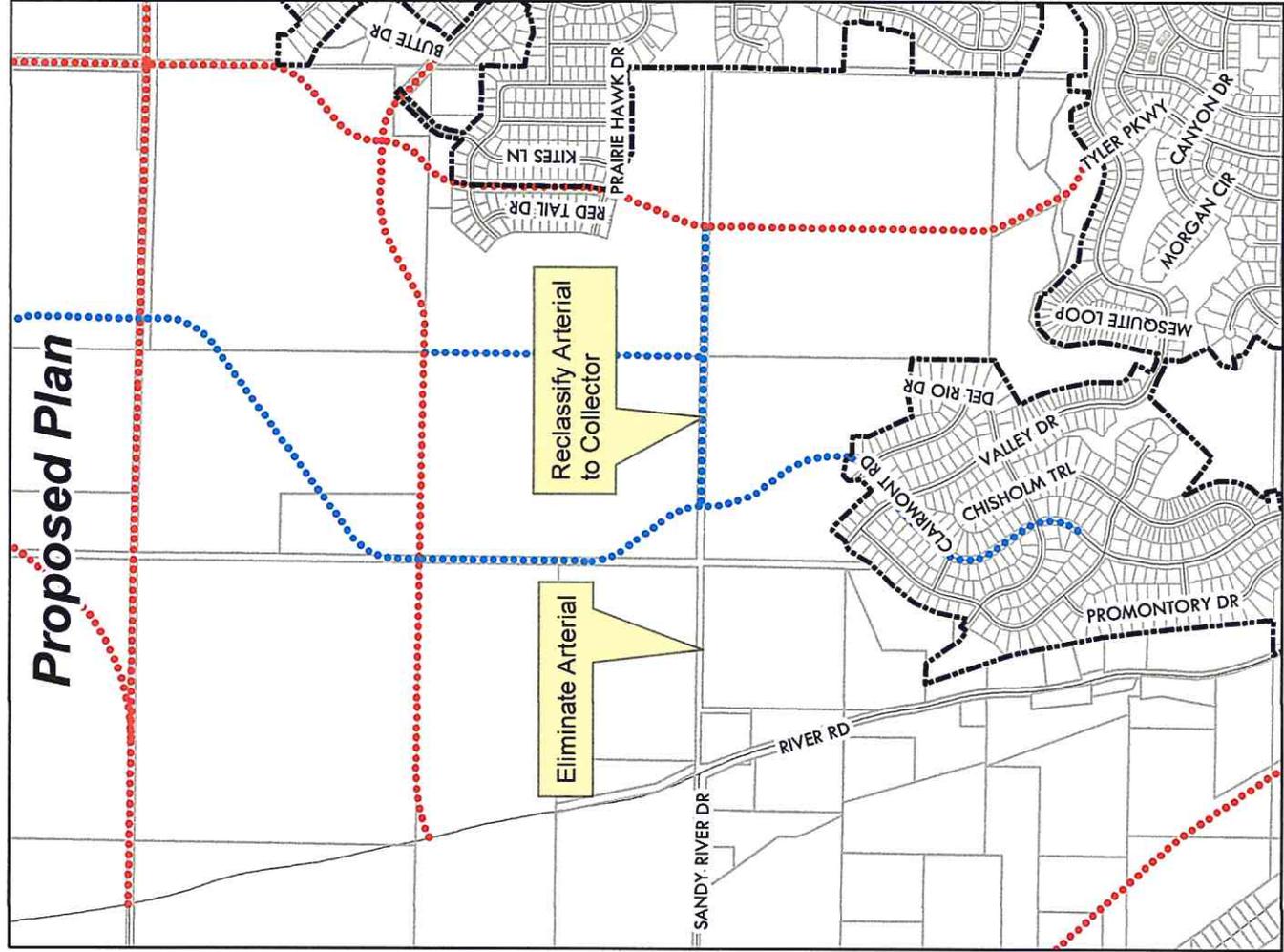
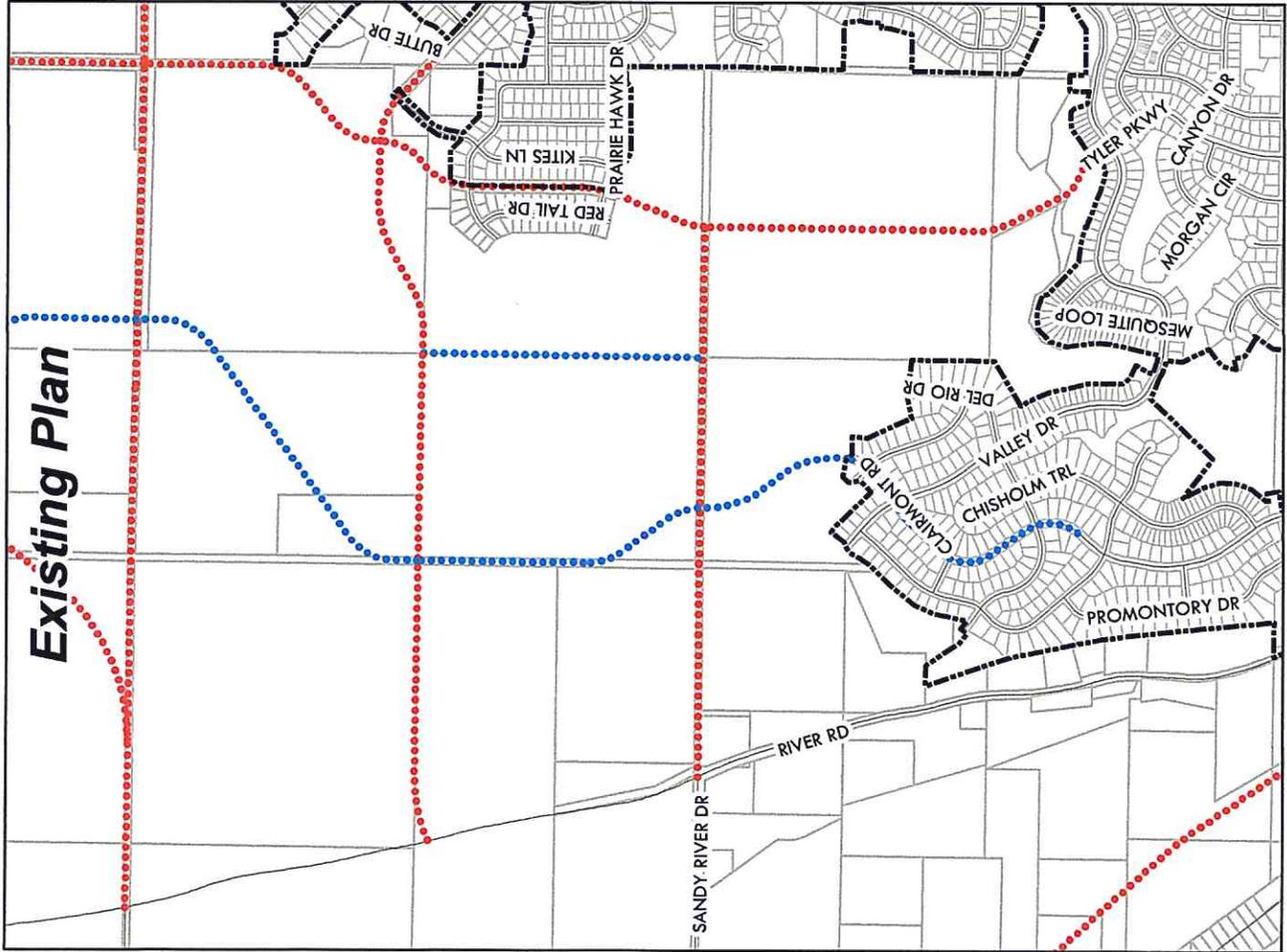
arterial segment to a collector segment, as illustrated on the attached map.

**Attachments**

1. FARMP Amendment Map
- 

*Staff report prepared by:* Daniel Nairn, AICP, Planner  
710-355-1854 | [dnairn@bismarcknd.org](mailto:dnairn@bismarcknd.org)

# Fringe Area Roadway Master Plan Amendment - Sandy River Drive



**Proposed Plan**

**Existing Plan**

Reclassify Arterial to Collector

Eliminate Arterial




 City Limits
  Extraterritorial Area
  Planned Arterial
  Planned Collector

*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.*

February, 2016



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

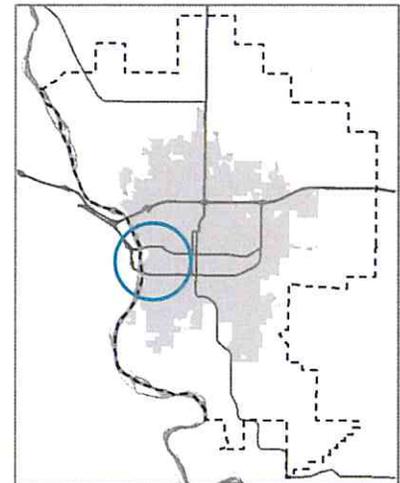
Agenda Item # 3  
 February 24, 2016

## Application for: Zoning Change

TRAKiT Project ID: ZC2016-002

### Project Summary

<b>Title:</b>	Tracts A & B of Auditor's Lot 30, Park Hills Auditor's Lots and parts of Blocks 4 and 9, Park Hills Second Addition
<b>Status:</b>	Planning & Zoning Commission – Consideration
<b>Owner(s):</b>	Bank of North Dakota
<b>Project Contact:</b>	Joe Herslip
<b>Location:</b>	In west Bismarck, in the southeast quadrant of the intersection of West Main Avenue and Memorial Highway.
<b>Project Size:</b>	7.8 acres, more or less
<b>Request:</b>	Rezone property to P-Public for future development



### Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	4 parcels	<b>Number of Lots:</b>	4 parcels
<b>Land Use:</b>	Commercial uses including office and financial institution	<b>Land Use:</b>	Commercial uses including office and financial institution
<b>Designated GMP Future Land Use:</b>	Already zoned. Not in Future Land Use Plan.	<b>Designated GMP Future Land Use:</b>	Already zoned. Not in Future Land Use Plan.
<b>Zoning:</b>	CG – Commercial R10 – Residential	<b>Zoning:</b>	P – Public
<b>Uses Allowed:</b>	CG – General commercial, multi-family residential, and offices R10 – Single and two-family residential	<b>Uses Allowed:</b>	P – Parks, open space, stormwater facilities, and other public uses
<b>Max Density Allowed:</b>	CG – 42 units / acre R10 – 10 units / acre	<b>Max Density Allowed:</b>	P – N/A

### Property History

<b>Zoned:</b>	Pre-1980	<b>Platted:</b>	Pre-1980	<b>Annexed:</b>	Pre-1980
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(continued)

**Staff Analysis**

The applicant is proposing a zoning change from the CG – Commercial zoning district and the R10 – Residential zoning district to the P – Public zoning district for future development of the Bank of North Dakota site.



*(BND property looking southeast)*

The proposed zoning change would not adversely affect adjacent properties. Adjacent land uses include a mix of commercial, office, single and two-family uses to the north, a mix of single, two and multi-family residential use to the east, and commercial uses to the south.

The proposed zoning change is outside the area included in the Future Land Use Plan in the 2014 Growth Management Plan, as amended, because it was previously platted and zoned.

The property is already annexed and municipal services are in place

**Required Findings of Fact**

1. The proposed zoning change is outside the area included in to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;

2. The proposed zoning change is compatible with adjacent land uses and zoning;
3. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the new zoning classification at the time the property is developed;
4. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established;
5. The zoning change is in the public interest and is not solely for the benefit of a single property owner;
6. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
8. The proposed zoning change would not adversely affect the public health, safety, and general welfare.

**Staff Recommendation**

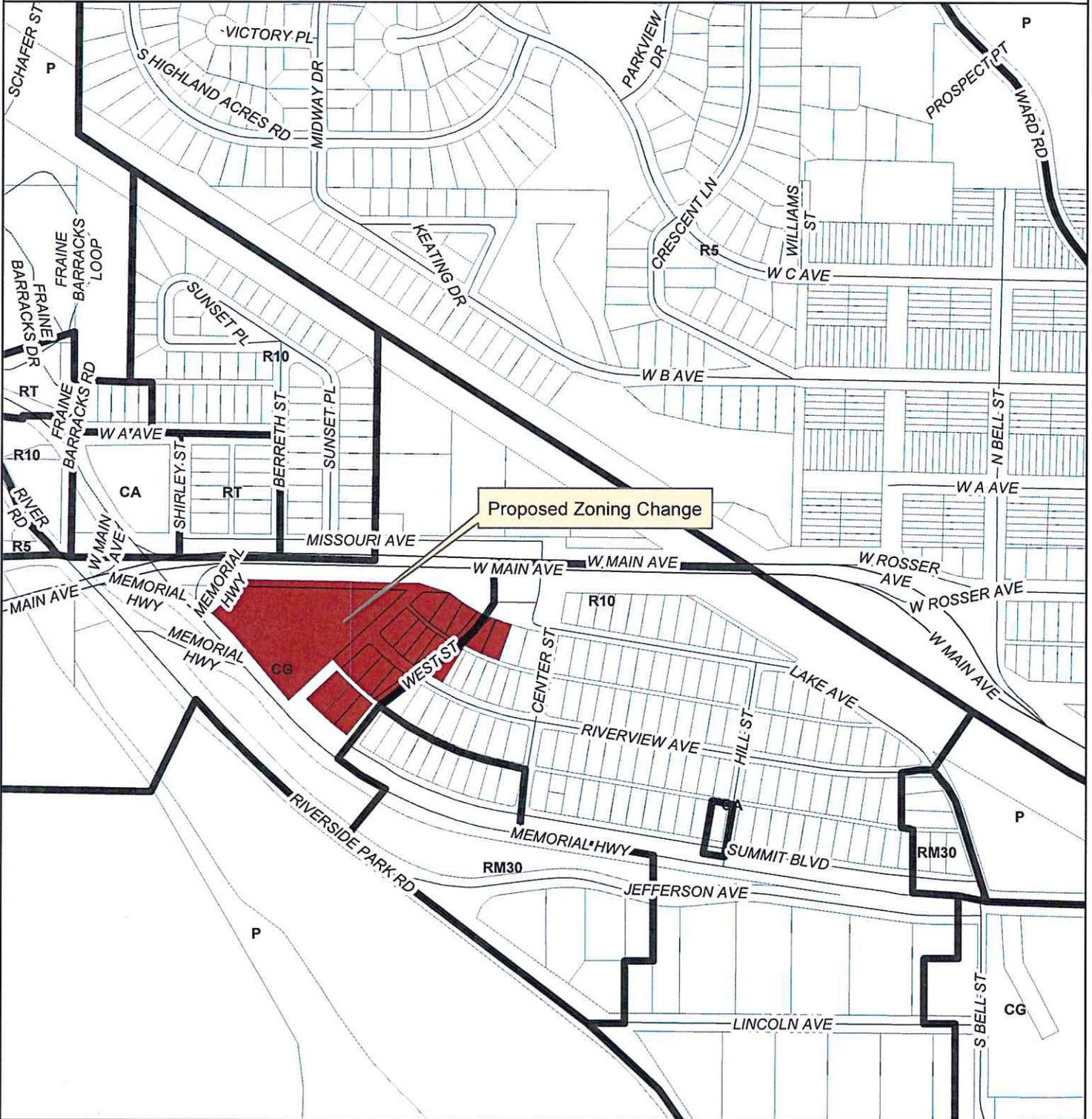
Based on the above findings, staff recommends scheduling a public hearing for the zoning change from the CG – Commercial zoning district and the R10 – Residential zoning district to the P – Public zoning district for Tracts A & B of Auditor’s Lot 30, Park Hills Auditor’s Lots and parts of Blocks 4 and 9, Park Hills Second Addition.

**Attachments**

1. Location Map
2. Zoning Map

# Proposed Zoning Change (CG and R10 to P)

## Multiple Lots and Tracts in Park Hill Auditor's Lots 33-47 and Park Hills 2nd Addition

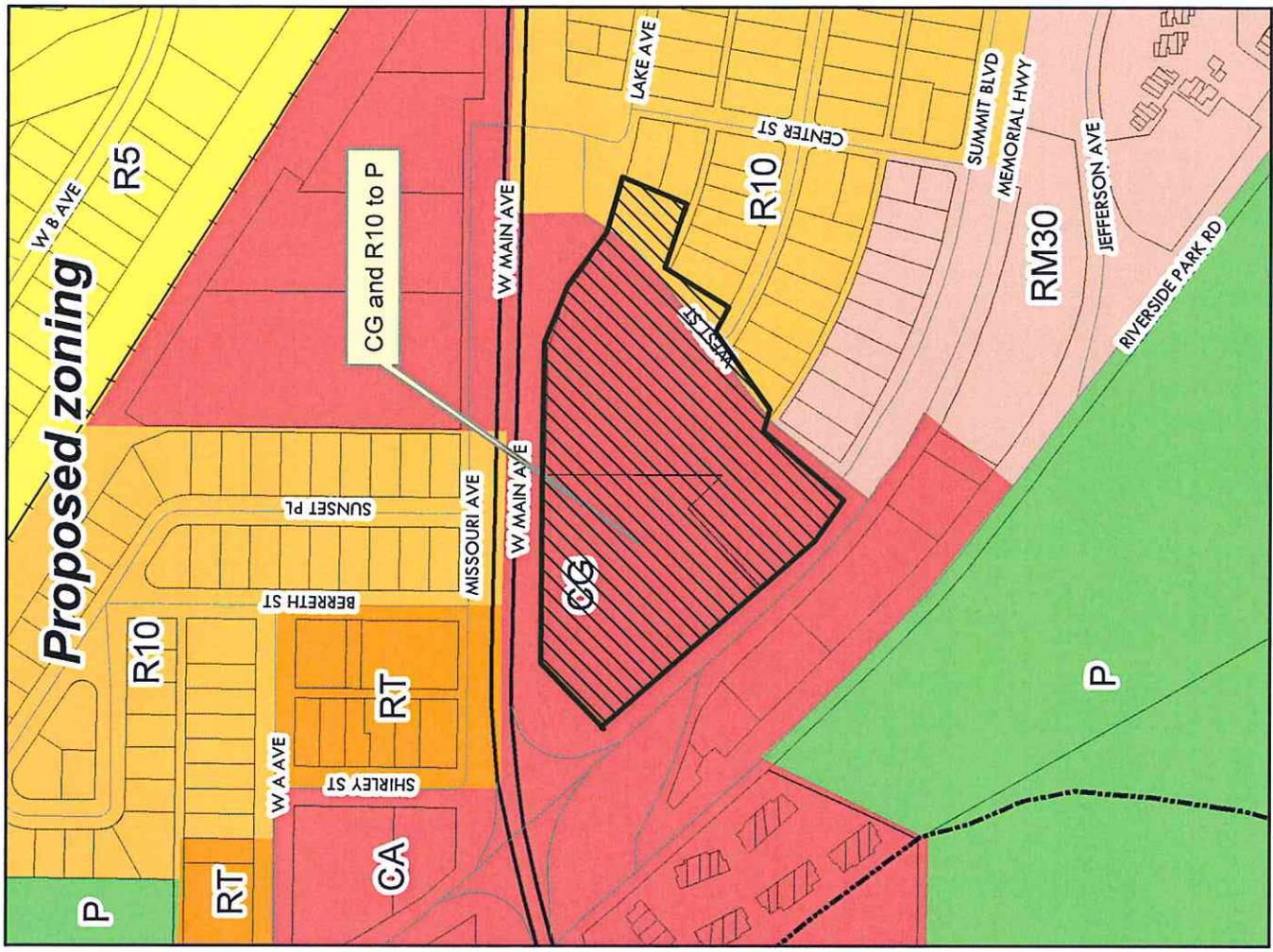
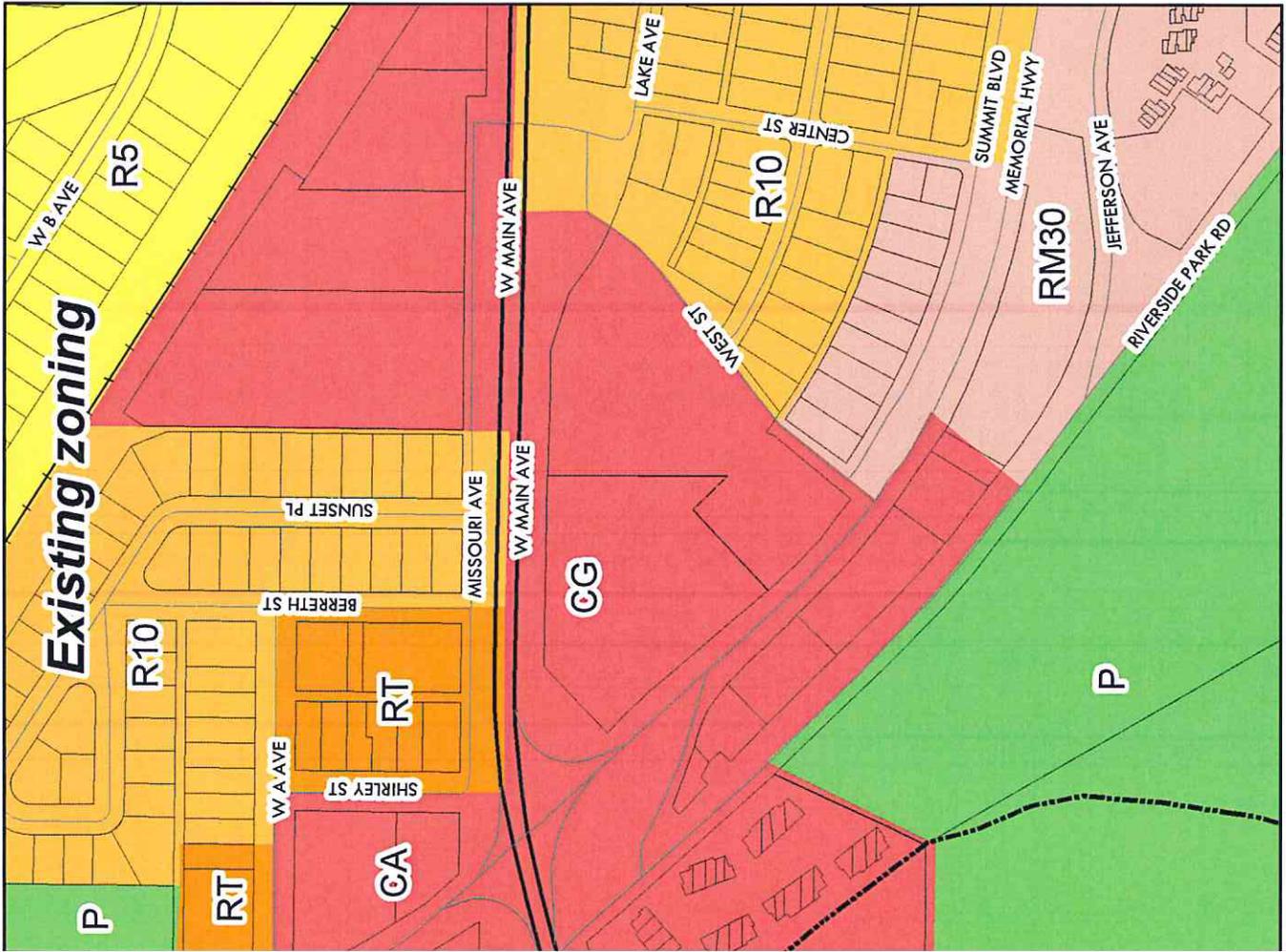


January 22, 2016 (h1b)

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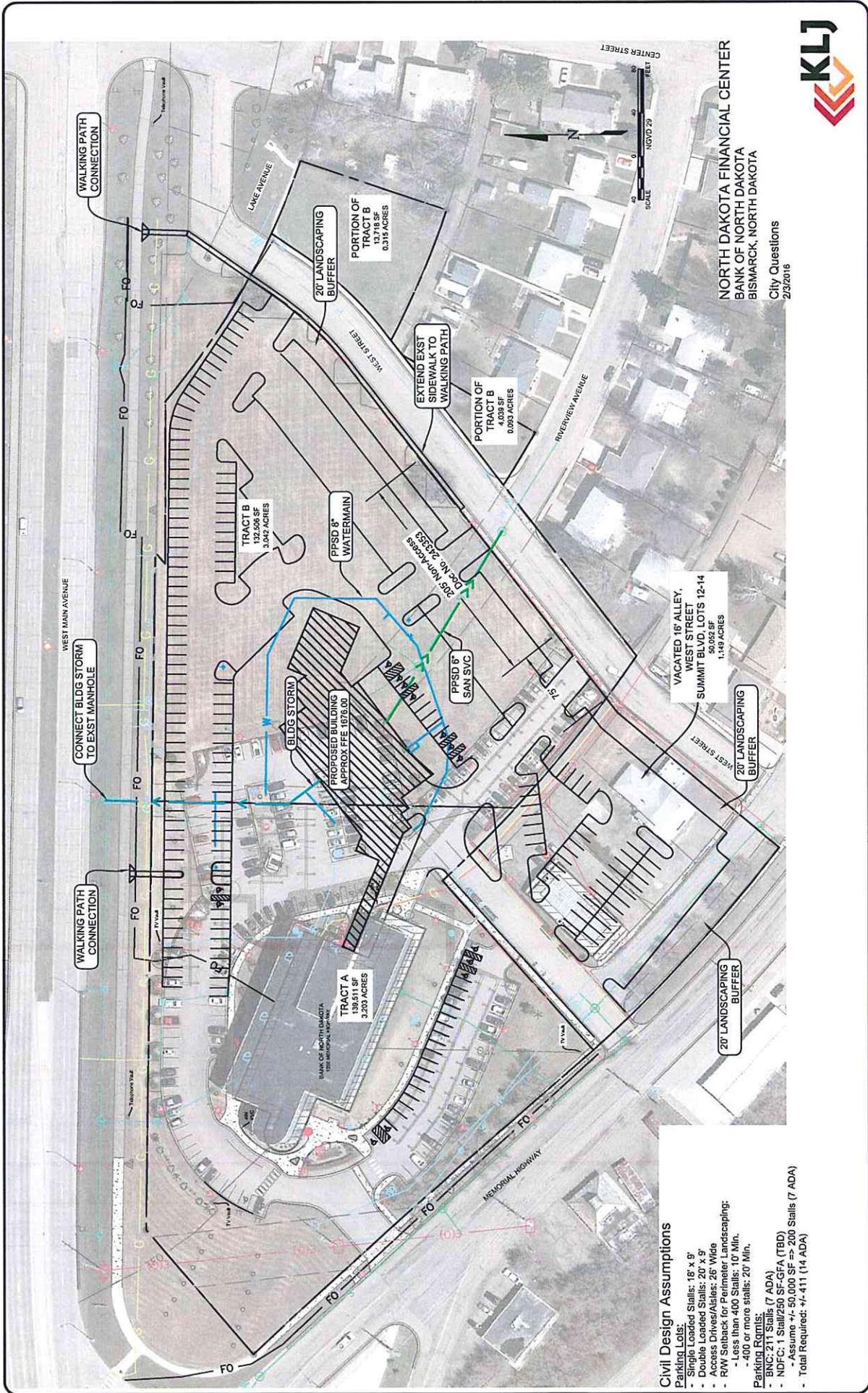


Tracts A & B of Auditor's Lot 30, park Hills Auditor's Lot and parts of Block 4 and 9, Park Hills Second Addition



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February, 2016



**NORTH DAKOTA FINANCIAL CENTER**  
 BANK OF NORTH DAKOTA  
 BISMARCK, NORTH DAKOTA  
 City Questions  
 2/3/2016



**Civil Design Assumptions**

- Parking Lots:**
- Single Loaded Stalls: 18' x 9'
  - Double Loaded Stalls: 20' x 9'
  - Access Drives/Alleys: 20' Wide
  - RW Setback for Perimeter Landscaping:
    - Less than 400 Stalls: 10' Min.
    - 400 or more stalls: 20' Min.
- Parking Ramps:**
- BNC: 211 Stalls (7 ADA)
  - NDPC: 1 Stall/250 SF-GFA (7BD)
  - Assume 47-50,000 SF → 200 Stalls (7 ADA)
  - Total Required: 47-411 (14 ADA)



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

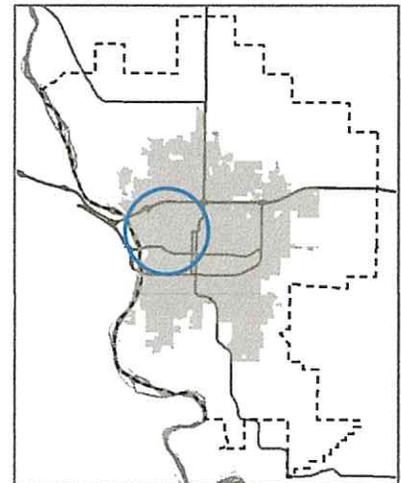
Agenda Item # 5  
 February 24, 2016

## Application for: Zoning Change

TRAKiT Project ID: ZC2016-003

### Project Summary

Title:	Various P-Public District Zoning Changes (R5, R10, RM15, RM30, and RT to P) – Phase 4 of 6
Status:	Planning & Zoning Commission – Consideration
Owner(s):	City of Bismarck Bismarck Parks and Recreation District Bismarck Public Schools Bismarck Board of Higher Education (BSC)
Project Contact:	Daniel Nairn, AICP, Planner, City of Bismarck
Location:	Various tracts of land in central and west Bismarck
Project Size:	72 acres
Request:	City-initiated action to rezone properties in public ownership to the P-Public zoning district to enhance consistency of the zoning map



### Site Information

Existing Conditions		Proposed Conditions	
Number of Lots:	22 tracts	Number of Lots:	22 tracts
Land Use:	Parks, schools, university campus, and stormwater facilities	Land Use:	Parks, schools, university campus, and stormwater facilities
Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan	Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan
Zoning:	R5 – Residential R10 – Residential RM15 – Multi-family residential RM30 – Residential	Zoning:	P – Public Use
Uses Allowed:	Various, depending on zone	Uses Allowed:	P – Parks, schools, open space, stormwater facilities, and other public uses.
Max Density Allowed:	Various, depending on zone	Max Density Allowed:	P – N/A

(continued)

### Staff Analysis

In Section 14-04-16 of the Bismarck Code of Ordinances, the P – Public zoning district is “established as a district in which the predominant use of land is for public uses,” specifically for public recreation, education and other government services. Over time, several parcels throughout the city have been acquired by a government agency and put to public use, while remaining in their original zoning district. The Community Development Department proposes to rezone these properties to the P – Public zoning district, in order to meet the intent of the ordinance and improve the consistency of the zoning map.

This project is the fourth of six rezoning phases planned around the city. Most of the tracts of land in this phase are dedicated as parks, including Memorial Park, Marian Park, Rosa Young Park and a small section of Tom O’Leary Golf Course. This phase also includes the schools sites for Bismarck High School, Will-Moore Elementary School, Highland Acres Elementary School, Northridge Elementary School, and Grimsrud Elementary School. Also included is a strip of land on the east edge of the Bismarck State College campus.

Representatives from the City of Bismarck Public Works, the Parks and Recreation District, Bismarck State College, and Bismarck Public Schools were consulted to assure that all of the properties listed will continue in their current use into the future.

### Required Findings of Fact

1. The proposed zoning change generally conforms to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;
2. The proposed zoning change is compatible with adjacent land uses and zoning;
3. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the new zoning classification at the time the property is developed;
4. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established;
5. The zoning change is in the public interest and is not solely for the benefit of a single property owner;
6. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
8. The proposed zoning change would not adversely affect the public health, safety, and general welfare.

### Staff 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 7, Block 12, Nagel’s 4<sup>th</sup> Addition, less a part of said lot described as: beginning in the SW corner of Lot 6 of said block, thence East parallel to and 20 feet South of said South line a distance of 126.75 feet to the East line, thence Northwesterly a distance of 21.49 feet to the SW corner of said Lot 6, thence West 120 feet to the point of beginning.
- Part of the S $\frac{1}{2}$  of Section 29, T139N-R80W/Hay Creek Township described as: Beginning at a point 1327.26 feet West and 1344.9 feet South from the NE corner of the S $\frac{1}{2}$  of said Section 29, thence West a distance of 586.725 feet, thence North a distance of 493.03 feet, thence East a distance of 586.68 feet, thence South a distance of 484.84 feet to the point of beginning.
- A tract of land dedicated as “Marian Park” on the plats of Marian Park 2<sup>nd</sup> Addition, Replat of Marian Park 2<sup>nd</sup> Addition, and Marian Park 3<sup>rd</sup> Addition.
- A tract of land in the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 28, T139N-R80W/Hay Creek Township described as: Beginning 170 feet West of the centerline of 4<sup>th</sup> Street and 190 feet North of the centerline of Divide Avenue,

(continued)

thence West a distance of 300 feet, thence North a distance of 470 feet, thence East a distance of 300 feet, thence South a distance of 470 feet to the point of beginning.

- Lot 1a of Lot 1 and Lot 2a of Lot 2, Block 2, Schafer Heights.
- Lots 15-21, Block 1, Highland Acres 2<sup>nd</sup> Addition.
- Balance of Block 9, Highland Acres designated on plat as "School and Playground"
- A Tract of land dedicated as "Memorial Park" on the plat of Highland Acres, less right of way for East Coulee Road and less an 8 foot extension to Lot 7, Block 2 and less Tracts 2, 3, and 4
- All of Block 5, Keating Subdivision less 1178 square feet in the NW corner.
- Lot 21, Block 3, Keating Addition less a part of said lot described as: beginning in the NW corner of said lot, thence S 32-03-00 W on the West line of said lot to the SW corner of said Lot 21 for a distance of 159.55, thence S 57-57-00 E on the South line of said lot a distance of 44 feet, thence N 32-03-00 E and parallel to the West line of Lot 21 to a point on the South line of Avenue B a distance of 169.64 feet more or less, thence Westerly along said South line a distance of 45.14 feet more or less to the point of beginning.
- Block 4, Keating Addition less four tracts of land deeded as #14507.1, #14507.2, #14507.3, #14507.4 in the SW of said block, and less a tract of land being 43.2' wide lying East of and adjacent to and extending the entire lot line of Lot 8, Block 1, Keating Addition.
- Lot 2, Block 9, Keating Addition
- Tract 1 of Lot 7, Block 3, Highland Acres Second Addition
- Lots 1 and 2, Block 22 McKenzie's Addition and the S½ of the vacated Avenue A adjacent to Lot 1

- Lots 3 and 4, Block 22, McKenzie's Addition
- Lots 5-16, Block 22, McKenzie's Addition and the S½ of the vacated Avenue A adjacent to Lot 16
- Lots 7-18, Block 21, McKenzie's Addition and the N½ of the vacated Avenue A adjacent to said lots and the W½ of vacated Thompson Street adjacent to Lot 7 and the E½ of vacated Williams Street adjacent to Lot 18
- The West 14 feet of the E½ of vacated Thompson Street adjacent to Lot 18, Block 20, McKenzie's Addition
- Lots 9-12, Block 23, McKenzie's Addition and the South 6 feet of the West 10 feet of Lot 13 of said block.
- Lots 1-24, Block 18, Mckenzie's Addition

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

- Lot 1, Block 3, Schafer Heights

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

- All of Block 79, McKenzie and Coffin's Addition.

And for the zoning change from the RM30 – Residential and R10 – Residential zoning district to the P – Public zoning district for the property described as:

- All of Blocks 53 and 54, Northern Pacific 2<sup>nd</sup> Addition and all of Blocks 65 and 66, McKenzie and Coffin's Addition and all vacated 8<sup>th</sup> Street adjacent to said blocks and all of vacated Avenue D adjacent o said blocks and a vacated alley in Blocks 65 and 66, McKenzie and Coffin's Addition.

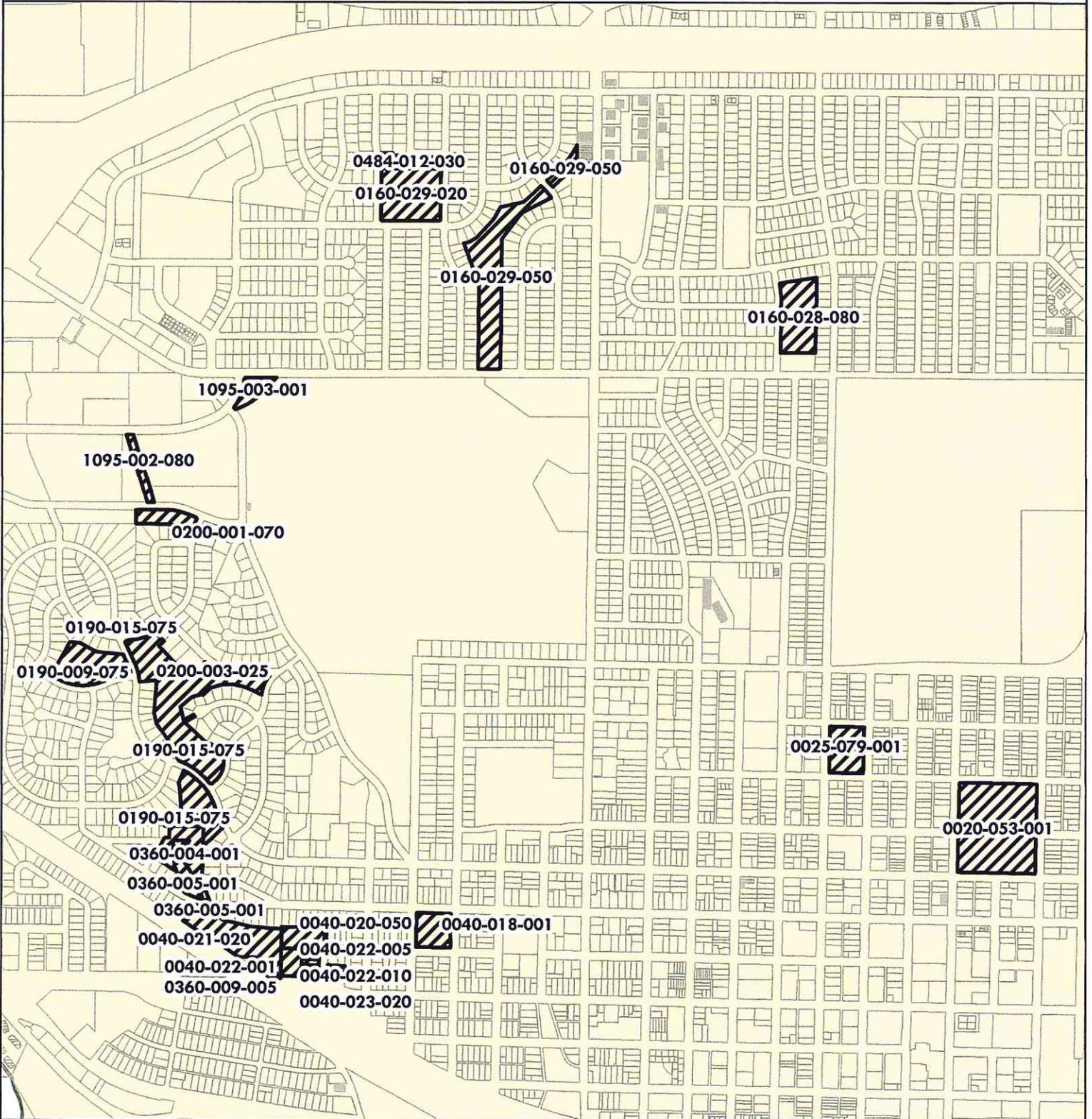
**Attachments**

1. Location Map
2. Zoning Map

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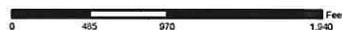
Staff report prepared by: Daniel Nairn, AICP, Planner  
710-355-1854 | [dnairn@bismarcknd.org](mailto:dnairn@bismarcknd.org)

# Various P-Public Zoning Changes (R5, R10, RM15, and RM30 to P) in Central and West Bismarck

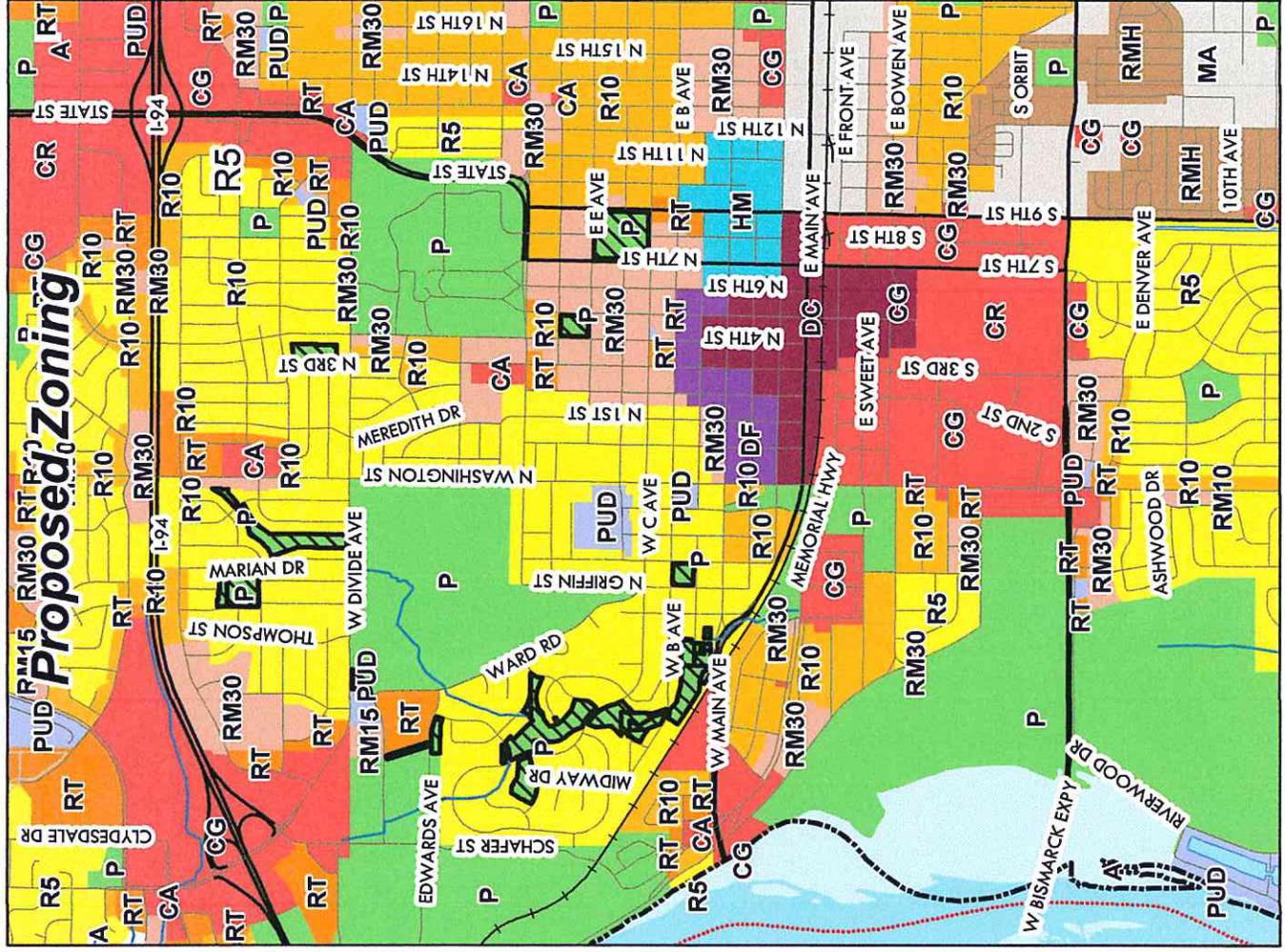
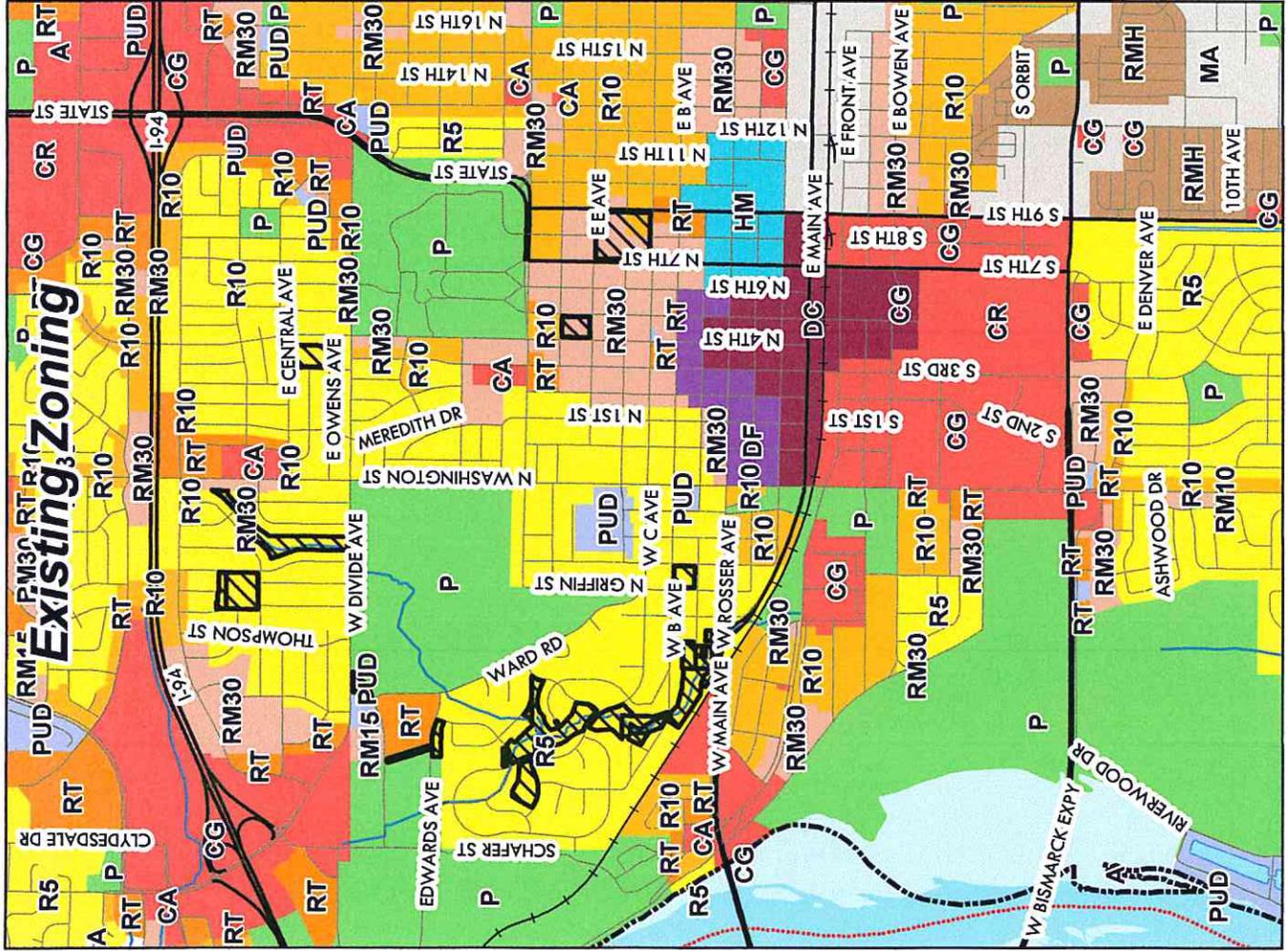


Thursday, February 18, 2016 (dan)

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# Various P-Public District Zoning Changes (Phase 4) - Zoning Change



-  Areas to be Changed
-  City Limits
-  Extraterritorial Area

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# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 6  
February 24, 2016

**Application for: Zoning Ordinance Text Amendment**

TRAKit Project ID: ZOTA2016-001

## Project Summary

<b>Title:</b>	Subdivision Regulation / Rural Residential Lot Splits
<b>Status:</b>	Planning & Zoning Commission – Consideration
<b>Project Contact:</b>	Jenny Wollmuth, Planner, City of Bismarck
<b>Sections Amended:</b>	14-09-04
<b>Request:</b>	Amend the zoning ordinance to modify application submittal deadlines for Rural Residential Lot Splits

## Staff Analysis

The proposed amendment modifies the application submittal deadline requirement for Rural Residential Lot Splits to match the submittal deadline requirement for all other land use / development applications that appear before the Planning and Zoning Commission.

When modifications were made to the zoning ordinance updating the submittal deadlines for land use / development applications from twenty-three (23) days prior to the Planning and Zoning Commission meeting to the current requirement, which is thirty-three (33) days, the application submittal language for Rural Residential Lot Splits was not updated. If approved as proposed, the amendment would change the submittal deadline for Rural Residential Lots Split applications to match all other land use / development applications.

## Required Findings of Fact

1. The proposed text amendment would not adversely affect the public health, safety or general welfare;

2. The proposed text amendment is justified by a change in conditions since the zoning ordinance was originally adopted or clarifies a provision that is confusing, in error or otherwise inconsistent with the general intent and purpose of the zoning ordinance;
3. The proposed text amendment is consistent with the general intent and purpose of the zoning ordinance; and
4. The proposed text amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

## Staff Recommendation

Based on the above findings, staff recommends scheduling a public hearing for the zoning ordinance text amendment relating to Subdivision Regulation Procedures for Rural Residential Lot Splits as outlined in the attached draft ordinance.

## Attachments

1. Draft zoning ordinance amendment

**CITY OF BISMARCK**  
**Ordinance No. XXXX**

<b>First Reading</b>	_____
<b>Second Reading</b>	_____
<b>Final Passage and Adoption</b>	_____
<b>Publication Date</b>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-09-04 OF THE BISMARCK CODE OF ORDINANCES (REV.) RELATING TO REGULATIONS GOVERNING THE -STREET PARKING AND LOADING.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-09-04 of the City of Bismarck Code of Ordinances (1986 Rev.) relating to Definitions is hereby amended and re-enacted to read as follows:

14-09-04. Procedure.

2. Lot Modifications - Lot Line Adjustments, Lot Splits and Lot Combinations:

e. For lot splits in RR - Residential and RR5 - Residential districts, the application shall be subject to a public hearing before the Planning and Zoning Commission, in accordance with the following procedure:

i. The application for a lot modification, along with all required items identified herein, shall be submitted to the Director of Community Development at least twenty-three (23) days prior to the Planning and Zoning Commission meeting at which the request is to be acted upon by the specified application deadline and on the proper form.

ii. After receipt of all items required for the application for approval of a lot split, the

Director of Community Development shall give notice of a public hearing on the proposed lot split by advertising the time and place of such hearing in a newspaper of general circulation in the City of Bismarck once each week for two (2) consecutive weeks prior to the date of such hearing. Not less than ten (10) days prior to the date of such hearing, all known adjacent property owners within 1,320 feet of the proposed lot split shall be notified of the public hearing by letter. The Director of Community Development shall send a notice of the time and place of such public hearing to the property owner(s) before the date fixed for the hearing. The public hearing may be held at any regular or special meeting of the Planning and Zoning Commission.

- iii. After a public hearing, the Planning Commission may act upon the request for a rural residential lot split. The action of the Planning Commission, together with the reasons therefore, will be entered in the official records of the Planning Commission and the applicant shall be so notified. If the Planning Commission approves the lot split, the applicant shall record a document that legally creates the two new parcels with the Burleigh County Recorder. Failure to record such a document within sixty (60) days shall nullify the approval of the lot split.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance shall take effect following final passage, adoption and publication.



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

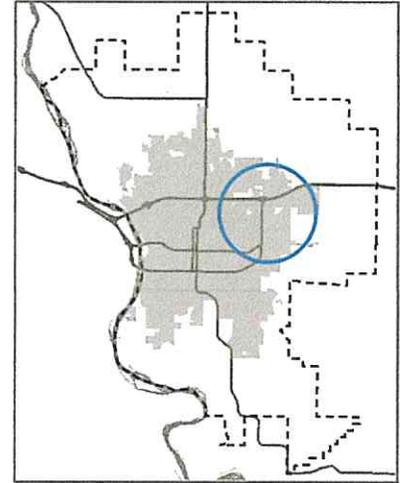
Agenda Item # 7  
 February 24, 2016

**Application for: Annexation**

TRAKiT Project ID: ANNX2016-001

## Project Summary

<b>Title:</b>	Annexation of Various Tracts in Sections 25 - 27, T139N-R80W/Hay Creek Township and Section 31, T139N-R79W/Gibbs Township	
<b>Status:</b>	Planning & Zoning Commission – Final Consideration	
<b>Owner(s):</b>	161 Commercial, LLC Pete & Elaine Brendel Canadian Pacific Rail Daniel Dev. Partnership Divide Properties, LLP Lavern and Joleen Gross Richard & Char. Hammond Leo & Johanna Heier Patrick & Della Holzer Gerald & Inez Krein Kuntz Bros. Land Co., LLC Robert & Bonnie Mcadoo	Northern Improvement Co. Walter Quashnick RDO Holdings Co. Charles & Margo Schwehr State of ND (Nat. Guard) Montana Dakota Utilities Marlys Stein Shannon Tollefson William & Dawn Watson Jeffrey Wetzel James Zoller
<b>Project Contact:</b>	Daniel Nairn, AICP, Planner, City of Bismarck	
<b>Location:</b>	Unannexed properties east of State Street, south Century Avenue, and north of Main Avenue/Highway 10.	
<b>Project Size:</b>	130.39 Acres	
<b>Request:</b>	Annex various unannexed lots and parcels completely surrounded by corporate limits.	



## Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	29	<b>Number of Lots:</b>	29
<b>Land Use:</b>	Undeveloped, single-family residential, Industrial	<b>Land Use:</b>	Undeveloped, single-family residential, Industrial
<b>Designated GMP</b>	Industrial,	<b>Designated GMP</b>	Industrial,
<b>Future Land Use:</b>	Low Density Residential, Conservation and Civic	<b>Future Land Use:</b>	Low Density Residential, Conservation and Civic

(continued)

<b>Zoning:</b>	RR – Residential R5 – Residential RMH – Residential MA – Industrial CG – Commercial A – Agricultural	<b>Zoning:</b>	RR – Residential R5 – Residential RMH – Residential MA – Industrial CG – Commercial A – Agricultural
<b>Uses Allowed:</b>	Various, depending on zone	<b>Uses Allowed:</b>	Various, depending on zone
<b>Max Density Allowed:</b>	Various, depending on zone	<b>Max Density Allowed:</b>	Various, depending on zone

**Property History**

<b>Zoned:</b>	N/A	<b>Platted:</b>	N/A	<b>Annexed:</b>	N/A
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**Staff Analysis**

Over the past several months, the City has been initiating annexation of properties that are completely surrounded by City limits. This project is the fourth round of such annexations, and it includes 29 tracts of land in east Bismarck.

The process for City-initiated annexations is slightly different than annexations initiated by the property owner, which have historically been the norm in Bismarck. Per Section 40-51.2-07 of the North Dakota Century Code, City Commission may initiate an annexation by adopting a 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.

All property owners have been notified by mail of the proposed annexation. A few issues have been raised by the property owners. First, some homeowners in a neighborhood zoned Rural Residential report that they have horses and other animals on their property. These currently are allowed under the Rural Residential zoning district, but would potentially not be allowed if the properties were annexed into the City. Staff will consider the possibility of an agreement that would

allow homeowners to retain livestock, under certain conditions, after becoming part of the City.

**Required Findings of Fact**

1. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the annexation at the time the property is developed;
2. The proposed annexation is a logical and contiguous extension of the current corporate limits of the City of Bismarck;
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 accepted planning practice; and
5. The proposed annexation would not adversely affect the public health, safety and general welfare.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the City-initiated annexation of various tracts in Sections 25 - 27, T139N-R80W/Hay Creek Township and Section 31, T139N-R79W/Gibbs Township, as described as:

- All right of way currently owned by Canadian Pacific Railway in the NW¼ and the SE¼ of

(continued)

Section 26, Township 139N, Range 80 West, not previously annexed into the City of Bismarck, containing 3.35 acres, more or less.

- A 40 foot access easement adjoining and parallel to existing Auditors Lots B-B and C-C as shown on the Auditors Lot B-B in part of the SW<sup>1</sup>/<sub>4</sub> of Section 25, Township 139N, Range 80W, as recorded in Plat of Irregular Description document number 638959.
- A tract of land in the S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 25, T139N-R80W/Hay Creek Township, described as: Beginning at a point of the South line of the National Guard Addition to the City of Bismarck, North Dakota, that lies 601.79 feet West of the SE corner of said Addition, measured along the said South line of said Addition; thence S 21-24-18 W, a distance of 42.03 feet; thence S 89-45-09 W, a distance of 864.70 feet to the East line of a tract of land in the SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of said Section 25, recorded as document number 332826; thence N 00-00-00 E along said East line a distance of 39.06 feet to the South line of the National Guard Addition; thence N 89-45-09 E along said South line a distance of 880.03 feet to the point of beginning.
- Auditor's Lot C of the S<sup>1</sup>/<sub>2</sub> of Section 25, T139N-R80W/Hay Creek Township.
- A tract of land in the NE<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township, described as: Beginning at a point 33 feet South of the NW corner of said NE<sup>1</sup>/<sub>4</sub>; thence due South 1287 feet; thence due East 245 feet; thence North 942 feet; thence N 23-48-00 W a distance of 375 feet; thence due West a distance of 95 feet to the point of beginning, less that portion of said tract, measuring 2.73 acres more or less, platted as Revolutionary Addition.
- A tract of land in the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township, described as: Commencing at a point on the quarter-quarter section line which lies 275.0 feet East of the SW corner of said NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26; thence a northerly direction paralleling the quarter section line a distance of 150 feet to the true point of beginning; thence continuing in a northerly direction paralleling the quarter section line a distance of 150 feet; thence at right angles in an easterly direction a distance of 376 feet; thence at right angles in a southerly direction a distance of 150 feet to the quarter-quarter section line; thence along said quarter-quarter section line in a westerly direction a distance of 376 feet to the point of beginning.
- A tract of land in the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township, described as: Commencing at a point on the quarter-quarter section line which lies 275.0 feet East of the SW corner of said NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, being the true point of beginning; thence a northerly direction paralleling the quarter section line a distance of 150 feet; thence at right angles in an easterly direction a distance of 376 feet; thence at right angles in a southerly direction a distance of 150 feet to the quarter-quarter section line; thence along said quarter-quarter section line in a westerly direction a distance of 376 feet to the point of beginning.
- A tract of land in the NE<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township, described as: Starting at a point on the West boundary line of said NE<sup>1</sup>/<sub>4</sub> of Section 26 a distance of 460.4 feet from the SW corner of said Section 26; thence North along said boundary line a distance of 50.0 feet; thence N 89-39-52 E a distance of 376.46 feet; thence south a distance of 50.0 feet; thence west to the point of beginning.
- The North 60 feet of Tract "A," Zoller's Subdivision in the NE<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township.
- The S<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 26, T139N-R80W/Hay Creek Township, Less the railroad right-of-way owned by Canadian Pacific Rail

(continued)

and a tract of land in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, described as: Commencing at the SW corner of said NW $\frac{1}{4}$ ; thence N 00-45-45 E on the West line of said NW $\frac{1}{4}$  for a distance of 413.31 feet to the North right of way line of Interstate 94; thence continuing N 00-45-45 E on said West line for a distance of 904.14 feet to the North line of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence S 89-47-39 E on said North line for a distance of 536.86 feet to the westerly right of way line of the Canadian Pacific Railroad, said railroad being formerly owned by the Dakota, Missouri Valley and Western Railroad and the Minneapolis, Saint Paul and Sault Ste. Marie Railway Company; thence S 26-04-59 E on said westerly right of way line for a distance of 1009.97 feet to said North right of way line of Interstate 94; thence N 89-42-44 W on said North right of way line for a distance of 992.95 feet to the point of beginning.

- A tract of land in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, described as: Beginning at a point on the West boundary line of said NE $\frac{1}{4}$  a distance of 410.4 feet North of the SW corner of said NE $\frac{1}{4}$ ; thence East along the North ROW line of Interstate 94 for a distance of 376.46 feet; thence North and parallel to the West boundary line of said NE $\frac{1}{4}$  for a distance of 50 feet; thence S 89-39-52 W and parallel to the South boundary line of Tract "A" in the Zoller's Subdivision in the NE $\frac{1}{4}$  of said Section 26 for a distance of 376.46 feet to a point on the West boundary line of said NE $\frac{1}{4}$  of Section 26; thence South along the West boundary line a distance of 50 feet to the point of beginning.
- Tract 7 of Section 26, T139N-R80W/Hay Creek Township, less that portion of Tract 7 platted as Mr. B's West Addition and less Tracts 9 and 10 of the NE $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township as recorded in Plats of Irregular Description document numbers 749329 and 749331.

- Tract 1 of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, as recorded in Plat of Irregular Description document number 557106.
- Lots 2-10, Block 25, Stein's Fourth Addition and the West half of the right-of-way of North 26<sup>th</sup> Street adjacent to said lots.
- A tract of land in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, described as: Commencing at the SW corner of said NW $\frac{1}{4}$ ; thence N 00-45-45 E on the West line of said NW $\frac{1}{4}$  for a distance of 413.31 feet to the North right of way line of Interstate 94; thence continuing N 00-45-45 E on said West line for a distance of 904.14 feet to the North line of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence S 89-47-39 E on said North line for a distance of 536.86 feet to the westerly right of way line of the Canadian Pacific Railroad, said railroad being formerly owned by the Dakota, Missouri Valley and Western Railroad and the Minneapolis, Saint Paul and Sault Ste. Marie Railway Company; thence S 26-04-59 E on said westerly right of way line for a distance of 1009.97 feet to said North right of way line of Interstate 94; thence N 89-42-44 W on said North right of way line for a distance of 992.95 feet to the point of beginning.
- Lot 4 of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, as recorded in Plat of Irregular Description document number 537741.
- Lots 1 and 2, Block 1, Century Centennial Addition and the South half of the right of way of East Century Avenue, West half of the right of way of Centennial Road, and the right of way of Valley Forge Street, all adjacent to and included within the plat of Century Centennial Addition.
- Tract "A," Zoller's Subdivision in the NE $\frac{1}{4}$  of Section 26, T139N-R80W/Hay Creek Township, Less the North 60 feet thereof.

(continued)

- Tract "B," less the South 200 feet, Zoller's Subdivision, in the NE¼ of Section 26, T139N-R80W/Hay Creek Township.
- Lot 3, Block 1, Krueger Subdivision.
- The right of way of Chevy Chase Road dedicated in Zoller's Subdivision.

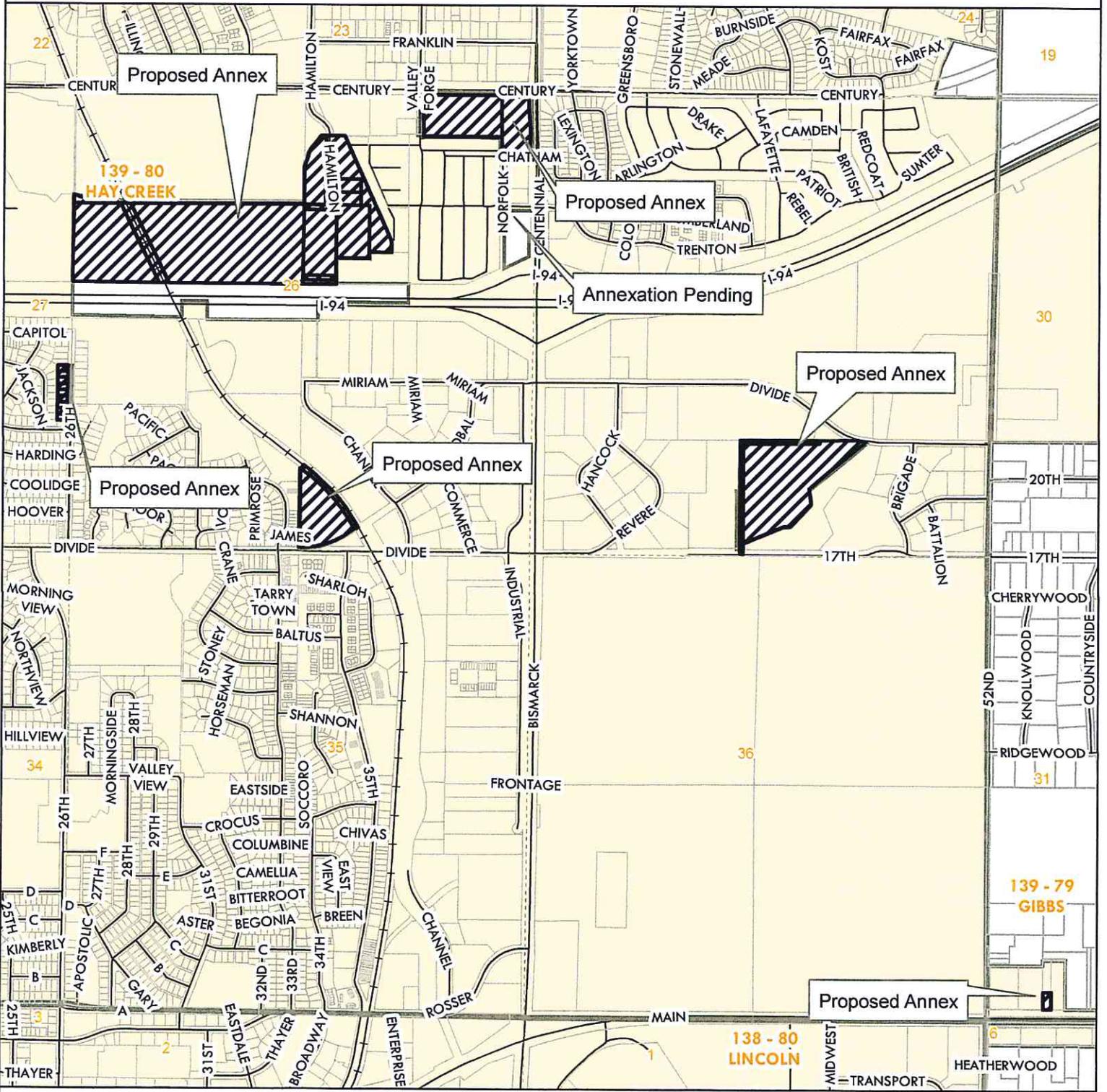
**Attachments**

1. Location Map
- 

Staff report prepared by: Daniel Nairn, AICP, Planner  
710-355-1854 | [dnairn@bismarcknd.org](mailto:dnairn@bismarcknd.org)

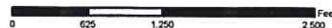
# Proposed Annexation

## Various Lots & Tracts in Sections 25 - 27, T139N-R80W/Hay Creek Township and Section 31, T139N-R79W/Gibbs Township



February 17, 2016 (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.





# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

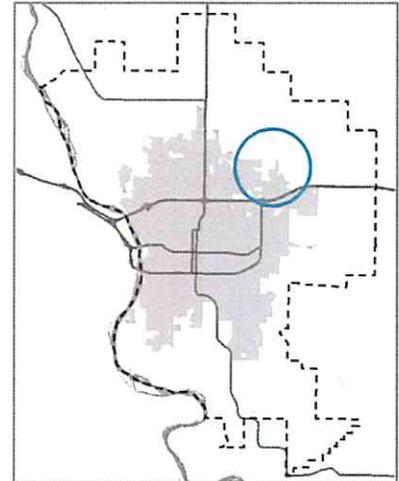
Agenda Item # 8  
 February 24, 2016

**Application for: Major Planned Unit Development (PUD) Amendment  
 Minor Subdivision Final Plat**

TRAKiT Project ID: PUDA2015-007  
 TRAKiT Project ID: MPLT2016-002

## Project Summary

<b>Title:</b>	Stoneridge Addition First Replat
<b>Status:</b>	Planning & Zoning Commission – Public Hearing
<b>Owner(s):</b>	Verity Homes of Bismarck, LLC
<b>Project Contact:</b>	Arthur Goldammer, Verity Homes of Bismarck, LLC
<b>Location:</b>	In northeast Bismarck, west of Centennial Road along the west side of French Street between Jericho Road and Greensboro Drive.
<b>Project Size:</b>	2.95 acres
<b>Request:</b>	To replat the property and to amend the PUD to allow for a reduction in the quantity of residential dwelling units.



## Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	17 lots in 1 block	<b>Number of Lots:</b>	16 lots in 1 block
<b>Land Use:</b>	Undeveloped	<b>Land Use:</b>	Multi-family residential
<b>Designated GMP Future Land Use:</b>	Already Zoned. Not in Future Land Use Plan	<b>Designated GMP Future Land Use:</b>	Already Zoned. Not in Future Land Use Plan
<b>Zoning:</b>	Planned Unit Development (PUD)	<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Uses Allowed:</b>	PUD – Uses specified in PUD	<b>Uses Allowed:</b>	PUD – Uses specified in PUD
<b>Max Density Allowed:</b>	PUD – Density specified in PUD	<b>Max Density Allowed:</b>	PUD – Density specified in PUD

## Property History

<b>Zoned:</b>	11/2014 03/2015 (amended)	<b>Platted:</b>	03/2015	<b>Annexed:</b>	04/2011
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## Staff Analysis

In conjunction with the PUD amendment proposed for this development, the property is being replatted to allow for a reduction in the maximum number of

dwelling units. Because of the replat, the PUD ordinance will be amended to clarify the lots included within the proposed Planned Unit Development project

(continued)

for this replat and the portion of the plat that is not being replatted.

**Required Findings of Fact**

1. The proposed amendment is compatible with adjacent land uses and zoning;
2. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed amendment at the time the property is developed;
3. The proposed amendment is in the public interest and is not solely for the benefit of a single property owner;
4. The character and nature of the amended planned unit development contains a planned and coordinated land use or mix of land uses that are compatible and harmonious with the area in which it is located;
5. The amended planned unit development would preserve the natural features of the site insofar as possible, including the preservation of trees and natural drainage ways;
6. The internal roadway circulation system within the amended planned unit development has been adequately designed for the type of traffic that would be generated;
7. Adequate buffer areas have been provided between the amended planned development

and adjacent land uses, if needed, to mitigate any adverse impact of the planned unit development on adjacent properties.

8. The proposed amendment is consistent with the general intent and purpose of the zoning ordinance;
9. The proposed amendment is consistent with the master plan, other adopted plans, policies and planning practice; and
10. The proposed amendment would not adversely affect the public health, safety, and general welfare.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the minor subdivision final plat of Stoneridge Addition First Replat and the major Planned Unit Development (PUD) amendment.

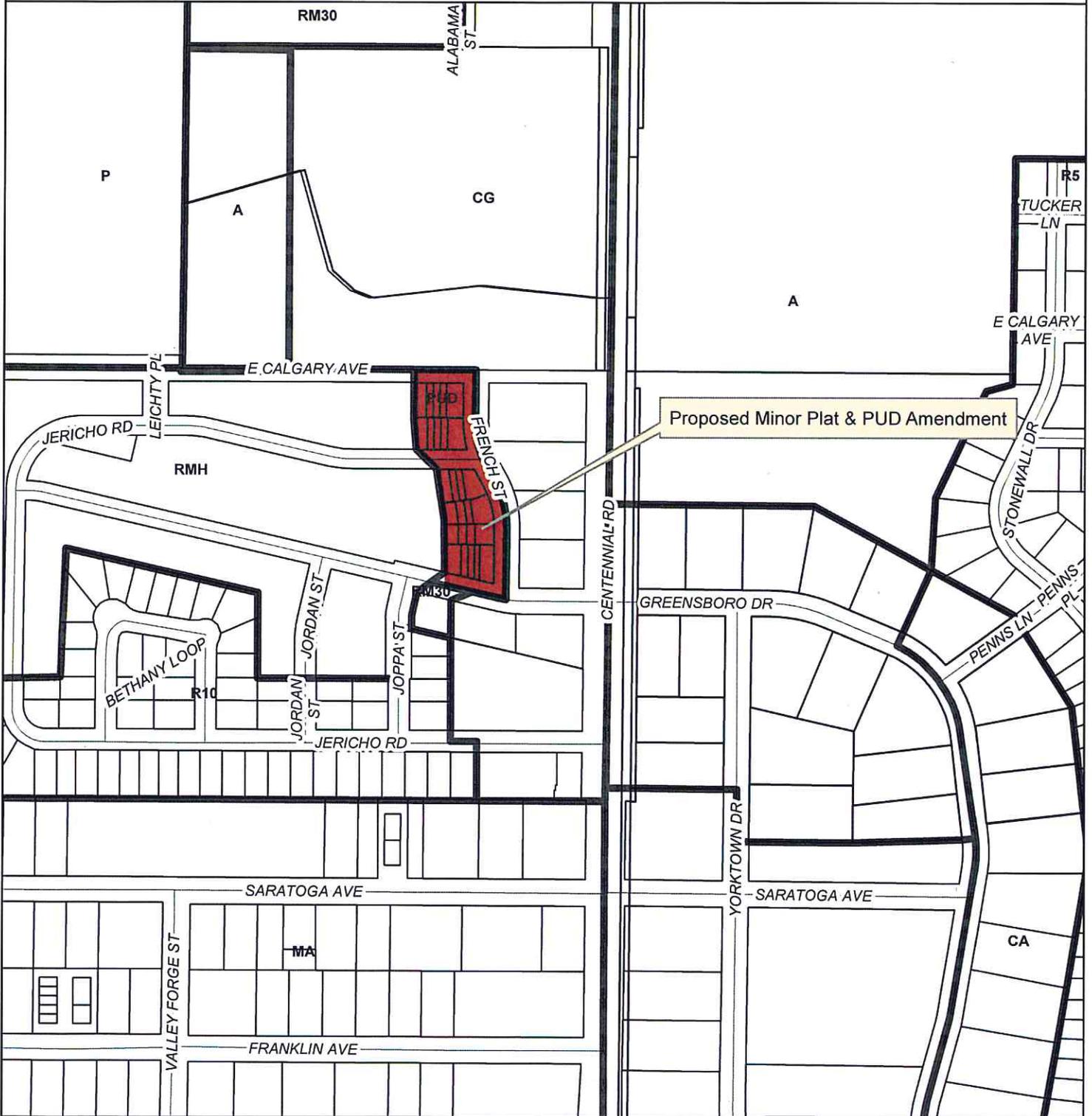
**Attachments**

1. Location Map
2. Draft PUD Amendment Document
3. Minor Subdivision Final Plat
4. Stoneridge Addition
5. Proposed Layout
6. Aerial View
7. PUD Written Statement

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Staff report prepared by: Jason Tomanek, Senior Planner  
701-355-1849 |jtomanek@bismarcknd.gov

# Proposed Minor Plat & PUD Amendment Stoneridge Addition First Replat



June 15, 2015 (hlb)

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.



**STONERIDGE ADDITION AND STONERIDGE ADDITION FIRST REPLAT  
PLANNED UNIT DEVELOPMENT  
ORDINANCE NO. 6091 (Approved November 25, 2014)  
MAJOR PUD AMENDMENT (Adopted March 25, 2015)  
MAJOR PUD AMENDMENT (Adopted \_\_/\_\_/\_\_, 2016)**

WHEREAS, Ordinance No. 6091 was adopted by the Board of City Commissioners on November 26, 2014; and

WHEREAS, Ordinance No. 6091 was amended by the Planning & Zoning Commission on March 25, 2015; and

WHEREAS, the PUD shall only be amended in accordance with the provisions of Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments); and

WHEREAS, Verity Homes of Bismarck, LLC has requested an amendment to the Planned Unit Development for Lots 1-16, Block 2, Stoneridge Addition First Replat.

NOW, THEREFORE, BE IT RESOLVED by the Bismarck Planning and Zoning Commission of the City of Bismarck, North Dakota, a municipal corporation, that the request to amend the Planned Unit Development for the following described property:

Lots 1-10, Block 1 and Lots 1-17, Block 2, Stoneridge Addition; and,  
Lots 1-16, Block 1, Stoneridge Addition First Replat

is hereby approved and this PUD is now subject to the following development standards:

*1. Uses Permitted:*

Uses permitted include a maximum of 27 26 residential units in a mix of 3 to 5-unit row houses. The configuration of residential units shall generally conform to the overall development plan for Stoneridge Addition dated July 25, 2014 and Stoneridge Addition First Replat dated December 28, 2015. Any change in the use of the property from that indicated above will require an amendment to this PUD.

*2. Development Standards.*

Each interior buildable lot shall have an area of not less than twelve-hundred (1,200) square feet, a minimum width at the building setback line of not less than sixteen (16) feet, a minimum front yard setback of twenty-five (25) twenty (20) feet (as measured from the edge of the lot), a minimum side yard setback of five (5) feet, (as measured from the edge of the access easement) a minimum rear yard setback of five (5) zero (0) feet (as measured from the edge of the property line), and a maximum building height of forty (40) feet. Rear yards are along the private access roadways and front yards are along the courtyard portion of the site. Steps, terraces and uncovered porches may extend into any minimum front or rear yard not more than six (6) feet, provided the floor thereof is no higher than

that of the first floor entrance to the buildings in accordance with Section 14-03-05(2) of the City Code of Ordinances (Supplementary Provisions).

3. *Design and Aesthetic Standards.*

Each building or structure shall utilize select finish materials including fiber cement board as siding and trim, stucco/EIFS, standing seam metal as an accent material and asphalt shingles.

4. *Accessory Building Standards.*

Accessory buildings may be allowed within the PUD in accordance with the provisions of Section 14-03-05(4) of the City Code of Ordinances (Supplementary Provisions/Location of Accessory Buildings) and Section 14-03-06 of the City Code of Ordinances (Incidental Uses/Accessory Buildings).

5. *Private Roadway Maintenance.*

The development and construction of the private roadways shall be the responsibility of the developer. On-going repair and maintenance of the private roadways shall be the responsibility of the home owners association.

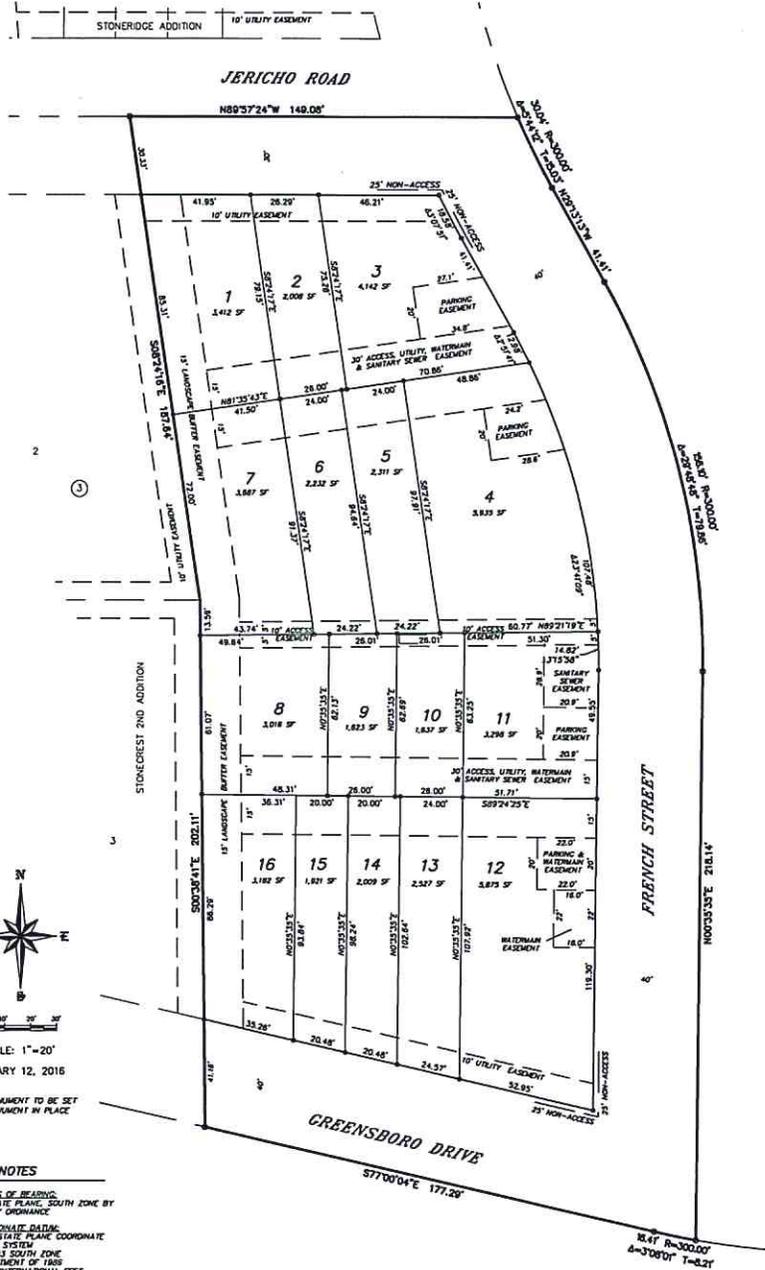
6. *Changes.*

This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major changes require a public hearing and a majority vote of the Bismarck Planning & Zoning Commission.

# STONERIDGE ADDITION FIRST REPLAT

BEING A REPLAT OF BLOCK 2 STONERIDGE ADDITION & PART OF FRENCH STREET, JERICO ROAD, & GREENSBORO DRIVE, PART OF THE SE 1/4, SECTION 23, T. 139 N., R. 80 W.

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



**DESCRIPTION**  
BEING A REPLAT OF BLOCK 2 OF STONERIDGE ADDITION & PART OF FRENCH STREET, JERICO ROAD & GREENSBORO DRIVE, PART OF THE SE 1/4 SECTION 23, T. 139 N., R. 80 W. TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:  
ALL OF BLOCK 2 STONERIDGE ADDITION, AND PARTS OF JERICO ROAD, FRENCH STREET, AND GREENSBORO DRIVE.

**SURVEYOR'S CERTIFICATE**  
I, MATTHEW H. SEEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON DECEMBER 23, 2015, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEODESIC DETAILS ARE CORRECT.

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS  
IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at Bismarck, North Dakota, this 23rd day of December, 2015.

ON THIS 23rd DAY OF DECEMBER, 2015, BEFORE ME PERSONALLY APPEARED MATTHEW SEEN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

DAVID PATRICE, NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES AUGUST 31, 2016

**APPROVAL OF CITY PLANNING COMMISSION**  
THE SUBMISSION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF BISMARCK, NORTH DAKOTA, AND THE ORDINANCES AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. IN WITNESS WHEREOF, I SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

WYNNE LEE TEAGAN - CHAIRMAN  
CARL S. HORNSTADT - SECRETARY

**APPROVAL OF BOARD OF CITY COMMISSIONERS**  
THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT AND ACCEPTED THE DESIGN OF ALL STREETS SHOWN HEREON, AND APPROVED THE ORDINANCES AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, AND DOES HEREBY VOTE IN FAVOR OF THE SAID ANNEXED PLAT. THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 23rd DAY OF DECEMBER, 2015.

STEELE  
W. C. BOCHEN - CITY ADMINISTRATOR

**APPROVAL OF CITY ENGINEER**  
I, MELVIN J. BULLAKER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "STONERIDGE ADDITION FIRST REPLAT", BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

MELVIN J. BULLAKER  
CITY ENGINEER

**OWNERS CERTIFICATE & DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT VEHTY HOMES OF BISMARCK, LLC BEING THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON HAS CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS "STONERIDGE ADDITION FIRST REPLAT", BISMARCK, NORTH DAKOTA AND DO SO TO BE CONSIDERED AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND OTHER PUBLIC UTILITY LINES WHETHER SHOWN HEREON OR NOT TO THE PUBLIC USE HEREOF.

THEY ALSO DEDICATE EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS UTILITY, SEWER, WATER, SANITARY AND WATERMAIN EASEMENTS.  
THEY FURTHERMORE GRANT EASEMENTS TO ALL LAND DRIVING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT FOR SAID PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, IN JOINTURE WITH ALL OTHERS HAVING USE RIGHT AT ALL TIMES HERETOFORE FOR ALL PARTIES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ACROSS SAID EASEMENTS AND TO HOLD SAID EASEMENTS TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPROPRIATES TO THE LAND OF SAID PARTIES. THEY ALSO GRANT SAID ACCESS AND PARKING EASEMENTS TO AND FOR THE USE OF ANY GOVERNMENTAL SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITIES AND ANY OTHER GOVERNMENTAL USE, OR USES IT DEEMS NECESSARY OR ADVISABLE; PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY MANNER TO FINANCE AND CITY SERVICES IF SUCH ACCESS AND PARKING EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBTSTRUCTED BY THE OWNERS OF SAID PROPERTY IN THE SUBDIVISION.

STATE OF NORTH DAKOTA )  
COUNTY OF BURLEIGH ) SS  
IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at Bismarck, North Dakota, this 23rd day of December, 2015.

ON THIS 23rd DAY OF DECEMBER, 2015, BEFORE ME PERSONALLY APPEARED ARTHUR COLLAGAN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

ARTHUR COLLAGAN, PRESIDENT  
VEHTY HOMES OF BISMARCK, LLC  
2302 N. 14TH ST  
BISMARCK, ND 58503

NOTARY PUBLIC  
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_



SCALE: 1"=20'  
JANUARY 12, 2016

○ MONUMENT TO BE SET  
● MONUMENT IN PLACE

**NOTES**

BASES OF BEARING:  
NORTH DAKOTA STATE PLANE, SOUTH ZONE BY CITY ORDINANCE  
COORDINATE DATUM:  
NORTH DAKOTA STATE PLANE COORDINATE SYSTEM  
HAD 83 SOUTH ZONE  
ADJUSTMENT OF 1985  
UNITS ARE INTERNATIONAL FEET  
BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

**AREA DATA**

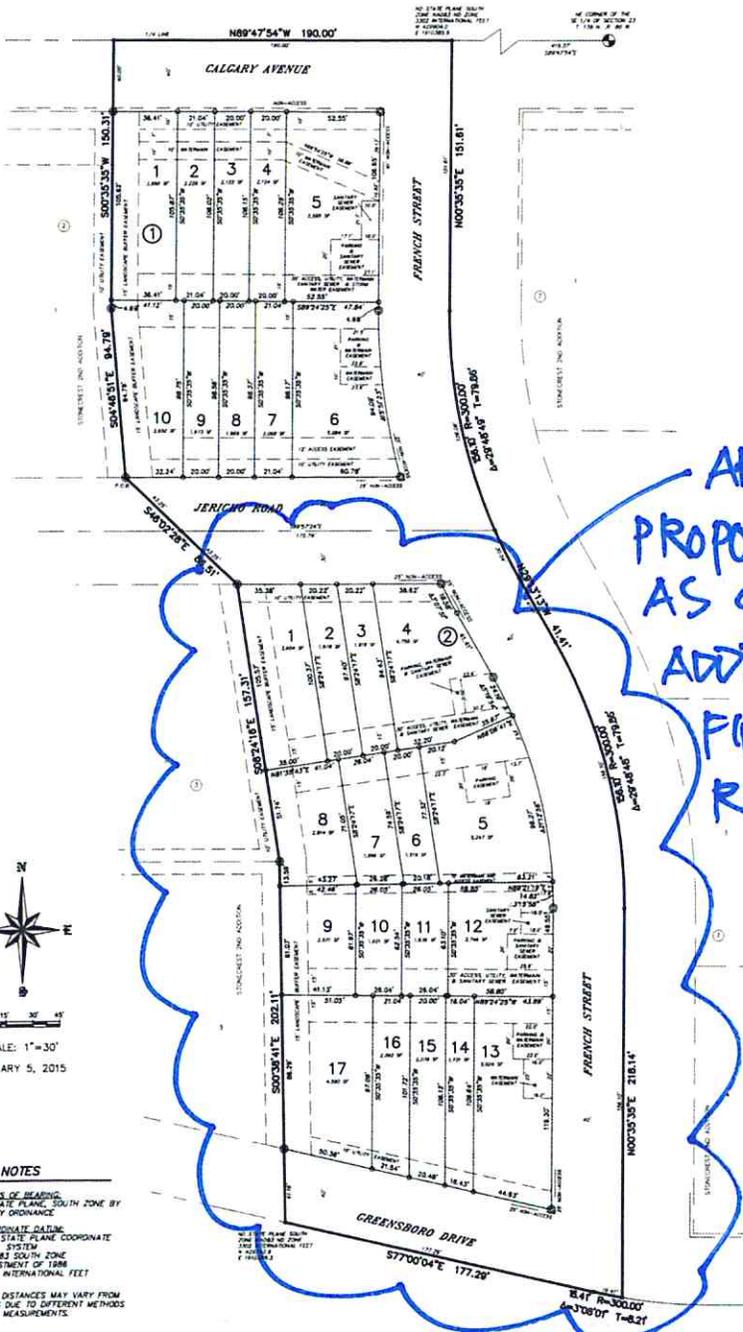
LOTS	4818.54 113 ACRES
STREETS	2710.54 10.5 ACRES
TOTAL	7529.08 114 ACRES

BISMARCK,  
NORTH DAKOTA  
FRENCH ST & CALGARY AVE  
ELEV = 1819.82 (NGVD 29)



# STONERIDGE ADDITION

BEING A REPLAT OF LOTS 2 & 3 BLOCK 2 & LOTS 4, 5, & 6 BLOCK 3 OF STONECREST 2ND ADDITION & PART OF CALGARY AVENUE, FRENCH STREET, JERICO ROAD & GREENSBORO DRIVE, PART OF THE SE 1/4, SECTION 23, T. 139 N., R. 80 W. BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



**AREA**

LOTS	79,478 S.F.	1.82 ACRES
STREETS	48,892 S.F.	1.13 ACRES
TOTAL	128,370 S.F.	2.95 ACRES

BENCHMARK: HYDRANT #3012  
FRENCH ST & CALGARY AVE  
ELEV = 1019.82 (NGVD 29)

**DESCRIPTION**  
BEING A REPLAT OF LOTS 2 & 3 BLOCK 2 & LOTS 4, 5 & 6 BLOCK 3 OF STONECREST 2ND ADDITION & PART OF CALGARY AVENUE, FRENCH STREET, JERICO ROAD & GREENSBORO DRIVE, PART OF THE SE 1/4, SECTION 23, T. 139 N., R. 80 W. TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:  
BEING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 2, THENCE SOUTH 89 DEGREES 05 MINUTES 28 SECONDS EAST, A DISTANCE OF 168.1 FEET TO THE EAST LINE OF LOT 2 OF SAID BLOCK 2, THENCE SOUTH 89 DEGREES 24 MINUTES 18 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 137.0 FEET TO THE EAST LINE OF LOT 3 OF SAID BLOCK 2, THENCE SOUTH 89 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 302.1 FEET TO THE CENTERLINE OF GREENSBORO DRIVE (NORTH-SOUTH), A DISTANCE OF 100 FEET TO THE CENTERLINE OF SAID CENTERLINE, A DISTANCE OF 177.0 FEET TO THE CENTERLINE OF FRENCH STREET (EAST-WEST), THENCE SOUTH 89 DEGREES 05 MINUTES 28 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 328.1 FEET, THENCE NORTHWESTERLY AND TO THE LEFT, ON A 300.0 FOOT RADIUS CURVE, CONTAINING ALONG SAID CENTERLINE, A DISTANCE OF 41.0 FEET, THENCE NORTH 28 DEGREES 13 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 158.0 FEET, THENCE NORTH 08 DEGREES 35 MINUTES 35 SECONDS EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 158.1 FEET, TO THE CENTERLINE OF CALGARY AVENUE (NORTH-SOUTH), THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 160.0 FEET TO THE SOUTHWEST CORNER OF THE EAST LINE OF LOT 1 OF SAID BLOCK 2, THENCE SOUTH 89 DEGREES 24 MINUTES 18 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 160.0 FEET, THENCE SOUTH 89 DEGREES 05 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 167.9 FEET TO THE POINT OF BEGINNING.  
THE ABOVE TRACT CONTAINS 2.95 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**  
I, MATTHEW H. STERN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON 1/5/2015. I CERTIFY THAT ALL INFORMATION SHOWN HEREON IS TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL NECESSARY BOUNDARIES ARE CORRECT, THAT ALL REQUIRED DOCUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.  
STATE OF NORTH DAKOTA) SWENSON, HAGEN & CO. P.C.  
COUNTY OF BURLEIGH) THE BISMARCK AREA  
BISMARCK, NORTH DAKOTA  
MATTHEW H. STERN  
PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. 8299  
ON THIS 5th DAY OF JANUARY, 2015, BEFORE ME PERSONALLY APPEARED MATTHEW STERN, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
DAVID PATIENCE  
Notary Public  
State of North Dakota  
My Commission Expires August 24, 2018

AREA  
PROPOSED  
AS STONERIDGE  
ADDITION  
FIRST  
REPLAT

**APPROVAL OF CITY PLANNING COMMISSION**  
THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION. MY TERM OF OFFICE WILL END ON 12/31/2015.  
WILLIAM W. WILSON - CHAIRMAN  
CARL S. HORNSTAD - SECRETARY

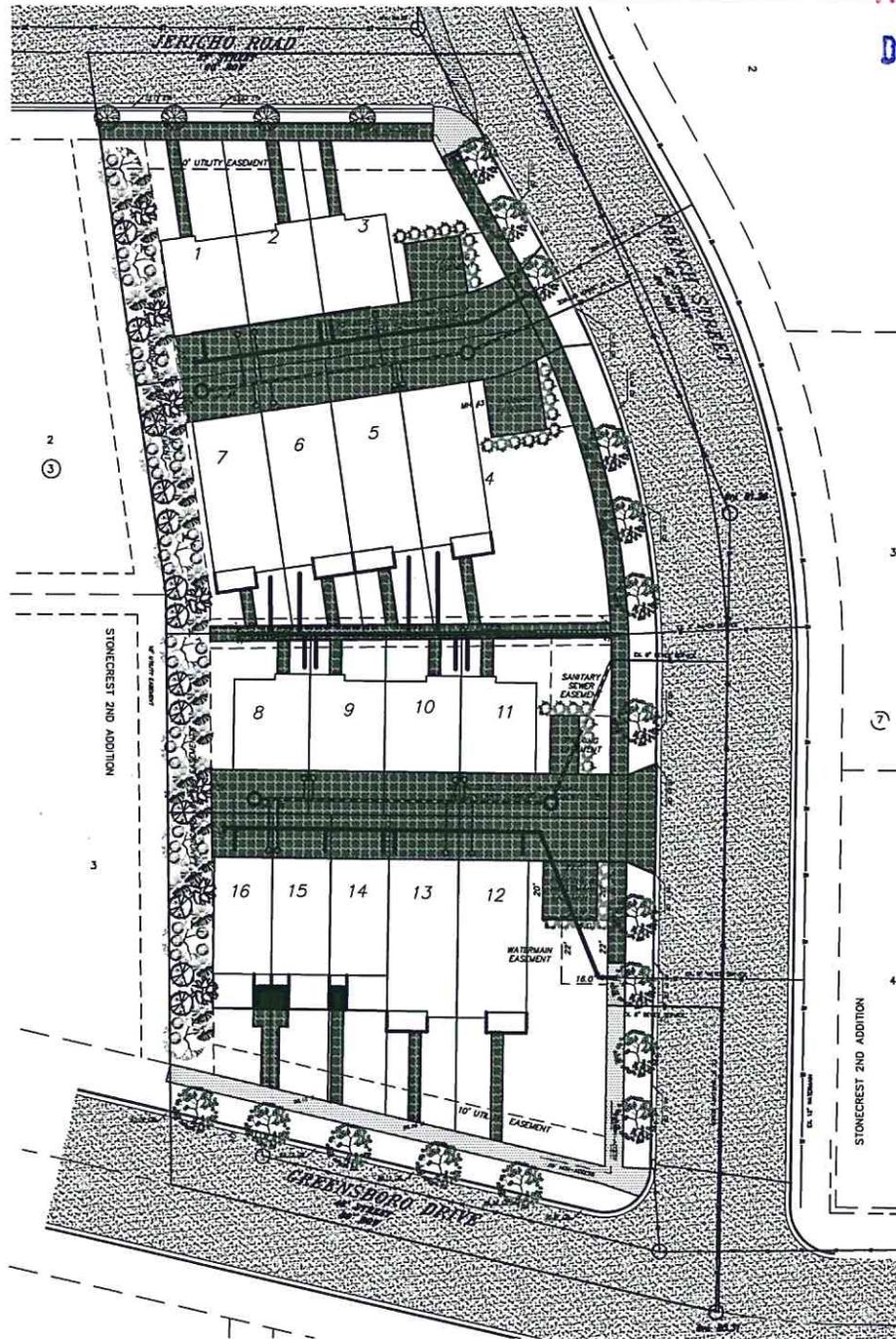
**APPROVAL OF BOARD OF CITY COMMISSIONERS**  
THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE ANNEXED PLAT. I ACCEPTED THE DESIGN OF THE SAID SUBDIVISION PERIOD HAS APPROVED THE ORDINANCES AS SHOWN ON THE ANNEXED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY I AGREE TO ACCEPT THE SAID SUBDIVISION AS SHOWN ON THE ANNEXED PLAT. THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS TAKEN BY RESOLUTION APPROVED THE 24th DAY OF JANUARY 2015.  
WILLIAM WILSON  
WILLIAM WILSON - CITY ADMINISTRATOR

**APPROVAL OF CITY ENGINEER**  
I, MELVIN J. BULLINGER, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE 'STONERIDGE ADDITION', BISMARCK, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.  
Melvin Bullinger  
CITY ENGINEER

**OWNERS CERTIFICATE OF DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT I, THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON, HAVE DECIDED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS 'STONERIDGE ADDITION', BISMARCK, NORTH DAKOTA.  
I HAVE ALSO DEDICATED EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES OR UNDER THOSE CERTAIN TERMS OF LAND DEDICATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER, AND WATERMAIN EASEMENTS.  
I HAVE FURNISHED GRANT ACCESS AND PARKING EASEMENTS FOR ALL LAND OWNERS PARTNER, THEIR TENANTS, VISITORS AND LICENSEES IN CONJUNCTION WITH THE PLAT AND FEEBEE RIGHT FOR GAS PARTNER, THEIR TENANTS, VISITORS AND LICENSEES IN CONJUNCTION WITH THE PLAT AND FEEBEE RIGHT FOR GAS PARTNER, THEIR TENANTS, VISITORS AND LICENSEES IN CONJUNCTION WITH THE USE OF SAID PARTNER, TO PASS AND REPOSE ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTNER, THEIR HEIRS AND ASSIGNS AND APPROPRIATIONS TO THE LANDS OF SAID PARTNER. THEY ALSO GRANT SAID ACCESS AND PARKING EASEMENTS TO AND FOR THE USE OF ANY GOVERNMENTAL, SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITY AND ANY OTHER ENVIRONMENTAL, USE OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS AND PARKING EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBTAINED BY THE OWNERS OF SAID PROPERTY IN THE SUBDIVISION.  
STATE OF NORTH DAKOTA) SWENSON, HAGEN & COMPANY P.C.  
COUNTY OF BURLEIGH) THE BISMARCK AREA  
BISMARCK, NORTH DAKOTA  
ON THIS 5th DAY OF JANUARY, 2015, BEFORE ME PERSONALLY APPEARED ANNE GOLDAMER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
MATTHEW H. STERN  
PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. 8299  
MY COMMISSION EXPIRES AUGUST 24, 2018

**OWNERS CERTIFICATE OF DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT I, THE OWNER AND PROPRIETOR OF THE PROPERTY SHOWN HEREON, HAVE DECIDED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS 'STONERIDGE ADDITION', BISMARCK, NORTH DAKOTA.  
I HAVE ALSO DEDICATED EASEMENTS TO THE CITY OF BISMARCK TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITIES OR SERVICES OR UNDER THOSE CERTAIN TERMS OF LAND DEDICATED HEREON AS UTILITY, SANITARY SEWER, STORM SEWER, AND WATERMAIN EASEMENTS.  
I HAVE FURNISHED GRANT ACCESS AND PARKING EASEMENTS FOR ALL LAND OWNERS PARTNER, THEIR TENANTS, VISITORS AND LICENSEES IN CONJUNCTION WITH THE PLAT AND FEEBEE RIGHT FOR GAS PARTNER, THEIR TENANTS, VISITORS AND LICENSEES IN CONJUNCTION WITH THE USE OF SAID PARTNER, TO PASS AND REPOSE ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTNER, THEIR HEIRS AND ASSIGNS AND APPROPRIATIONS TO THE LANDS OF SAID PARTNER. THEY ALSO GRANT SAID ACCESS AND PARKING EASEMENTS TO AND FOR THE USE OF ANY GOVERNMENTAL, SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR UTILITY AND ANY OTHER ENVIRONMENTAL, USE OR USES IT DEEMS NECESSARY OR ADVISABLE, PROVIDED THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY CITY SERVICES IF SUCH ACCESS AND PARKING EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBTAINED BY THE OWNERS OF SAID PROPERTY IN THE SUBDIVISION.  
STATE OF NORTH DAKOTA) SWENSON, HAGEN & COMPANY P.C.  
COUNTY OF BURLEIGH) THE BISMARCK AREA  
BISMARCK, NORTH DAKOTA  
ON THIS 5th DAY OF JANUARY, 2015, BEFORE ME PERSONALLY APPEARED ANNE GOLDAMER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
MATTHEW H. STERN  
PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. 8299  
MY COMMISSION EXPIRES AUGUST 24, 2018

**SWENSON, HAGEN & COMPANY P.C.**  
Professional Land Surveyors  
1000 North Dakota  
Bismarck, North Dakota 58104  
Phone: (701) 221-1000  
Fax: (701) 221-1000  
www.swhagen.com



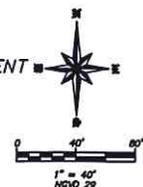
**EXISTING ZONING: PUD**  
**PROPOSED ZONING: AMENDED PUD**

- DEPTH OF FRONT YARD FROM PUBLIC ROW : 20'
- WIDTH OF SIDE YARD: 5'
- DEPTH OF REAR YARD: 0'
- MIN. LOT WIDTH IN FRONT OF AT BUILDING LINE: 16'
- MAXIMUM BUILDING HEIGHT: 40'
- ACCESS EASEMENT SETBACK: ZERO

STAIRS, LANDINGS, BUMP OUTS, WINDOWS, & PORCHES ALLOWED 10' INTO SETBACKS

SIDING SHALL BE VINYL, TRIM AND BUMP OUT AREAS SHALL BE FIBER CEMENT

MINIMUM LOT SIZE:  
 INTERIOR: 1,500 sf  
 END : 2,600 sf



**SWENSON, HAGEN & COMPANY P.C.**  
 907 Ross Avenue  
 Bismarck, North Dakota 58103  
 Phone: (701) 223-2800  
 Fax: (701) 223-2800  
 Services:  
 - Surveying  
 - Hydrology  
 - Land Planning  
 - Civil Engineering  
 - Landscape & Site Design  
 - Construction Management

**STONERIDGE ADDITION FIRST REPLAT**  
 REPLAT OF LOTS 1-17 BLOCK 1  
 STONERIDGE ADDITION

**FIGURE ONE**  
 PUD SITEPLAN AND ZONING CHANGE



**AERIAL VIEW FROM SOUTHEAST**  
STONERIDGE | BISMARCK, NORTH DAKOTA

PUD AMENDMENT  
21 DECEMBER 2015

STONERIDGE ADDITION FIRST REPLAT

Request for Approval of Stoneridge Addition PUD Amendment

Verity Homes of North Dakota is proposing to amend the PUD for Stoneridge Addition First Replat. The area is currently platted as Stoneridge Addition, but will be updated to reflect the PUD.

Verity Homes is considering developing the property with the same concept as the original PUD, but will reconfigure some of the structures and driving lanes, and allow for twin home-style homes.

See site plan for PUD specifics.

RECEIVED  
DEC 28 2015



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

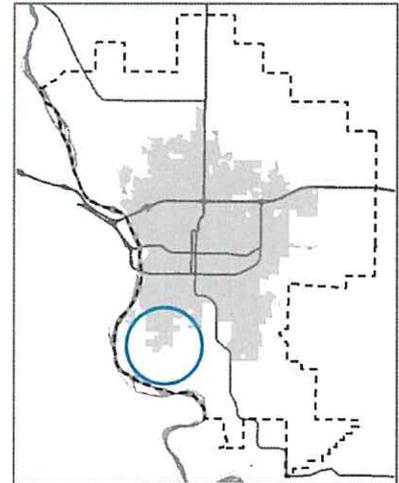
Agenda Item # 9  
 February 24, 2016

**Application for: Major Planned Unit Development (PUD) Amendment  
 Minor Subdivision Final Plat**

TRAKiT Project ID: PUDA2015-008  
 TRAKiT Project ID: MPLT2016-001

## Project Summary

<b>Title:</b>	Kamrose Crossing Addition First Replat
<b>Status:</b>	Planning & Zoning Commission – Public Hearing
<b>Owner(s):</b>	Verity Homes of Bismarck, LLC
<b>Project Contact:</b>	Arthur Goldammer, Verity Homes of Bismarck, LLC
<b>Location:</b>	In south Bismarck, in the northeast corner of the intersection of South Washington Street and Burleigh Avenue, along the west side of Rutland Drive.
<b>Project Size:</b>	4.96 acres
<b>Request:</b>	To replat the property and to amend the PUD to allow for a reduction in the quantity of residential dwelling units and to allow 2-unit dwellings.



## Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	78 in 1 block	<b>Number of Lots:</b>	72 lots in 1 block
<b>Land Use:</b>	Multi-family residential	<b>Land Use:</b>	20-building/72-unit row house development
<b>Designated GMP Future Land Use:</b>	Already Zoned. Not in Future Land Use Plan	<b>Designated GMP Future Land Use:</b>	Already Zoned. Not in Future Land Use Plan
<b>Zoning:</b>	Planned Unit Development (PUD)	<b>Zoning:</b>	Planned Unit Development (PUD)
<b>Uses Allowed:</b>	PUD – Uses specified in PUD	<b>Uses Allowed:</b>	PUD – Uses specified in PUD
<b>Max Density Allowed:</b>	PUD – Density specified in PUD	<b>Max Density Allowed:</b>	PUD – Density specified in PUD

## Property History

<b>Zoned:</b>	07/2014 03/2015 (amended) 11/2015 (amended)	<b>Platted:</b>	07/2014	<b>Annexed:</b>	06/2007
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(continued)

### Staff Analysis

In conjunction with a minor subdivision final plat proposed for this development to reconfigure existing lot lines, the applicant has requested a modification to the Planned Unit Development (PUD) zoning ordinance. The minor plant and the modification to the PUD would allow for a reduction in the number of dwelling units and for the construction of twin-home units within the mixed-density residential development.

### Required Findings of Fact

1. The proposed amendment is outside the area included in the Future Land Use Plan (FLUP) of the 2014 Growth Management Plan, as amended;
2. The proposed amendment is compatible with adjacent land uses and zoning;
3. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed amendment at the time the property is developed;
4. The proposed amendment is in the public interest and is not solely for the benefit of a single property owner;
5. The character and nature of the amended planned unit development contains a planned and coordinated land use or mix of land uses that are compatible and harmonious with the area in which it is located;
6. The amended planned unit development would preserve the natural features of the site insofar as possible, including the preservation of trees and natural drainage ways;
7. The internal roadway circulation system within the amended planned unit development has been adequately designed for the type of traffic that would be generated;
8. Adequate buffer areas have been provided between the amended planned development and adjacent land uses, if needed, to mitigate any adverse impact of the planned unit development on adjacent properties.
9. The proposed amendment is consistent with the general intent and purpose of the zoning ordinance;
10. The proposed amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
11. The proposed amendment would not adversely affect the public health, safety, and general welfare.

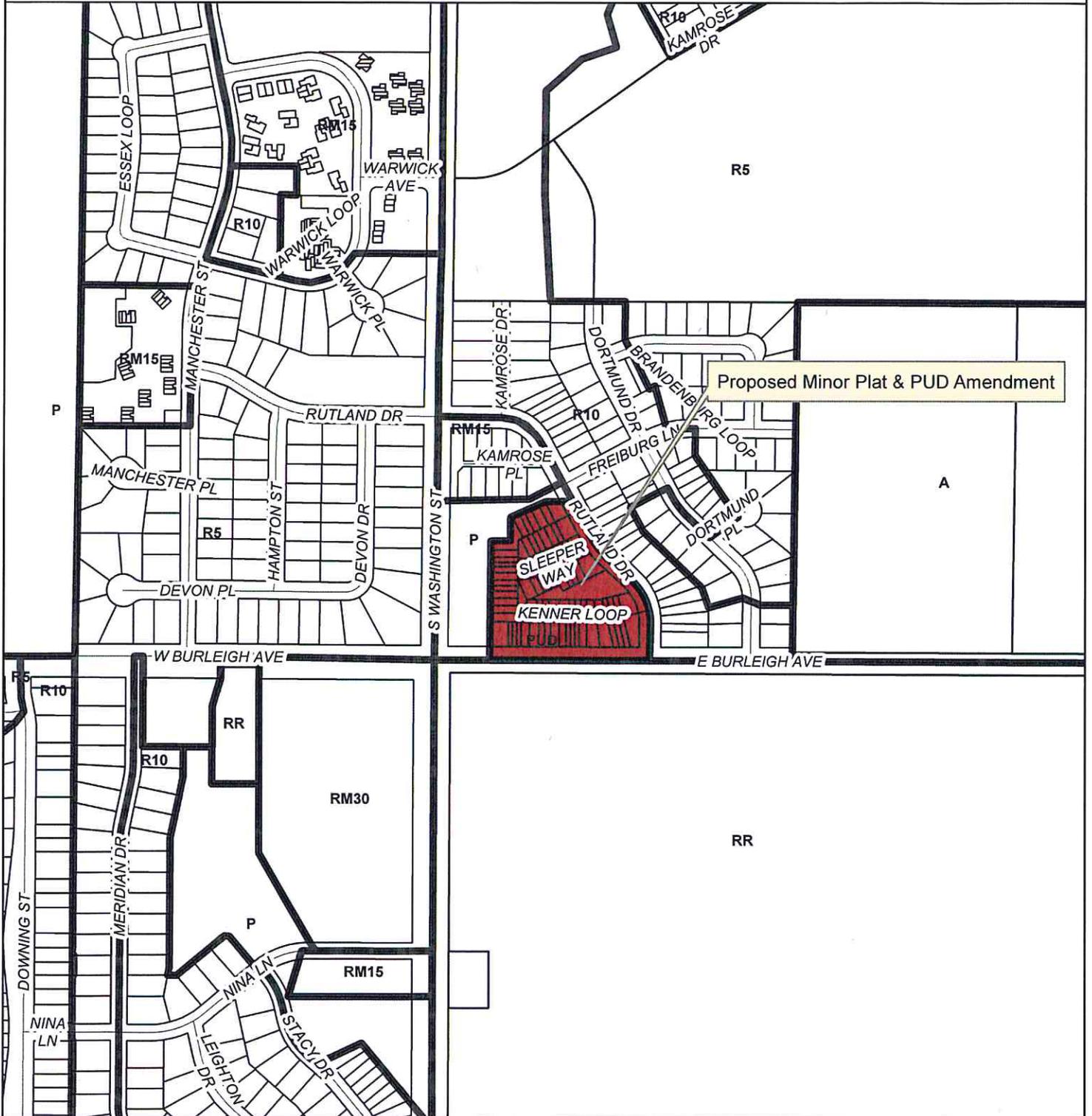
### Staff Recommendation

Based on the above findings, staff recommends approval of the major Planned Unit Development (PUD) amendment and the minor subdivision final plat for Kamrose Crossing Addition First Replat as outlined in the attached draft PUD ordinance.

### Attachments

1. Location Map
2. Draft PUD Amendment Document
3. Minor Subdivision Final Plat
4. Kamrose Crossing Addition
5. Revised Site Layout
6. Aerial View
7. PUD Written Statement

# Proposed Minor Plat & PUD Amendment Kamrose Crossing Addition First Replat



June 15, 2015 (hlb)

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.



**KAMROSE CROSSING ADDITION FIRST REPLAT PLANNED UNIT DEVELOPMENT**

**ORDINANCE NO. 6074 (Adopted July 22, 2014)**

**MAJOR PUD AMENDMENT (Adopted March 25, 2015)**

**MAJOR PUD AMENDMENT (Adopted November 17, 2015)**

**MAJOR PUD AMENDMENT (Adopted \_\_\_\_\_, 2016)**

WHEREAS, Ordinance No. 6074 was adopted by the Board of City Commissioners on July 22, 2014; and

WHEREAS, Ordinance No. 6074 was amended by the Planning & Zoning Commission on March 25, 2015; and

WHEREAS, Ordinance No. 6074 was amended by the Planning & Zoning Commission on November 17, 2015; and

WHEREAS, the PUD shall only be amended in accordance with the provisions of Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments); and

WHEREAS, Verity Homes of Bismarck, LLC has requested an amendment to the Planned Unit Development for Lots 1-78, Block 1, Kamrose Crossing Addition.

NOW, THEREFORE, BE IT RESOLVED by the Bismarck Planning and Zoning Commission of the City of Bismarck, North Dakota, a municipal corporation, that the request to amend the Planned Unit Development for the following described property:

Lots 1-~~78~~ 72, Block 1, Kamrose Crossing Addition First Replat

is hereby approved and this PUD is now subject to the following development standards:

1. *Uses Permitted.* Uses permitted include:

Uses permitted include a maximum of ~~74~~ 68 residential units in a mix of ~~3~~ 2 to 5-unit row houses. The configuration of residential units shall generally conform to the overall development plan for Kamrose Crossing Addition First Replat dated ~~April 25, 2015~~ December 28, 2015. Any change in the use of the property from that indicated above will require an amendment to this PUD. Any proposed changes that are inconsistent with these permitted use standards will require an amendment to this PUD.

2. *Development Standards.*

Each interior buildable lot shall have an area of not less than ~~twelve hundred (1,200)~~ one thousand five hundred (1,500) square feet, a minimum width at the building setback line of not less than sixteen (16) feet, a minimum front yard setback of twenty-five (25) feet (as measured from the edge of the lot), a minimum side yard setback of five (5) feet (as measured from the edge of the access easement), a minimum rear yard setback of fifteen (15) feet (as measured

from the edge of the property line), and a maximum building height of forty (40) feet. Rear yards are along the private access roadways and front yards are along the courtyard portion of the site. Steps, terraces and uncovered porches may extend into any minimum front or rear yard not more than six (6) feet, provided the floor thereof is no higher than that of the first floor entrance to the buildings in accordance with Section 14-03-05(2) of the City Code of Ordinances (Supplementary Provisions).

3. *Design and Aesthetic Standards.*

Each building or structure shall utilize select finish materials including fiber cement board or other residential grade materials as siding and trim, stucco/EIFS, standing seam metal as an accent material and asphalt shingles.

4. *Accessory Building Standards.*

Accessory buildings may be allowed within the PUD in accordance with the provisions of Section 14-03-05(4) of the City Code of Ordinances (Supplementary Provisions/Location of Accessory Buildings) and Section 14-03-06 of the City Code of Ordinances (Incidental Uses/Accessory Buildings).

5. *Private Roadway Maintenance.*

The development and construction of the private roadways shall be the responsibility of the developer. On-going repair and maintenance of the private roadways shall be the responsibility of the home owners association.

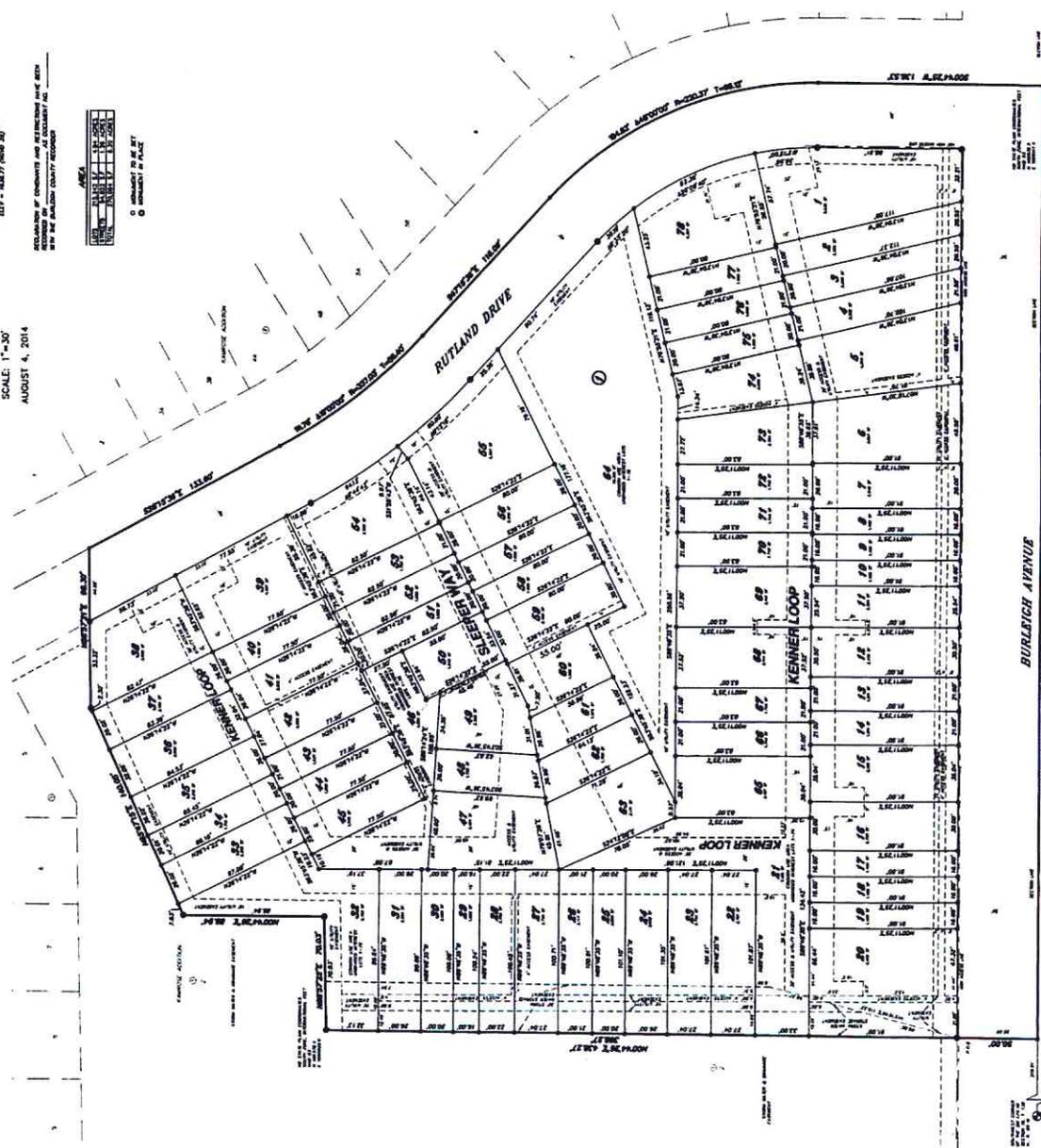
6. *Changes.*

This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major changes require a public hearing and a majority vote of the Bismarck Planning & Zoning Commission.



# KAMROSE CROSSING ADDITION

BEING A REPLAT OF LOTS 9-6 BLOCK 1 & PART OF BURLICH AVENUE & PART OF RUTLAND DRIVE OF KAMROSE ADDITION OF THE SW 1/4, SECTION 16, T. 138 N., R. 80 W. BISMARCK, BURLEIGH COUNTY NORTH DAKOTA



**APPROVED:** I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of North Dakota, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office, and that the same conforms to the provisions of the laws of the State of North Dakota relating to the recording of plats.

**NOTES:**  
 1. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 111.  
 2. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 112.  
 3. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 113.  
 4. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 114.  
 5. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 115.  
 6. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 116.  
 7. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 117.  
 8. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 118.  
 9. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 119.  
 10. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE KAMROSE CROSSING ADDITION, BURLEIGH COUNTY, NORTH DAKOTA, RECORDED IN THE BURLEIGH COUNTY RECORDS, BOOK 11, PAGE 120.

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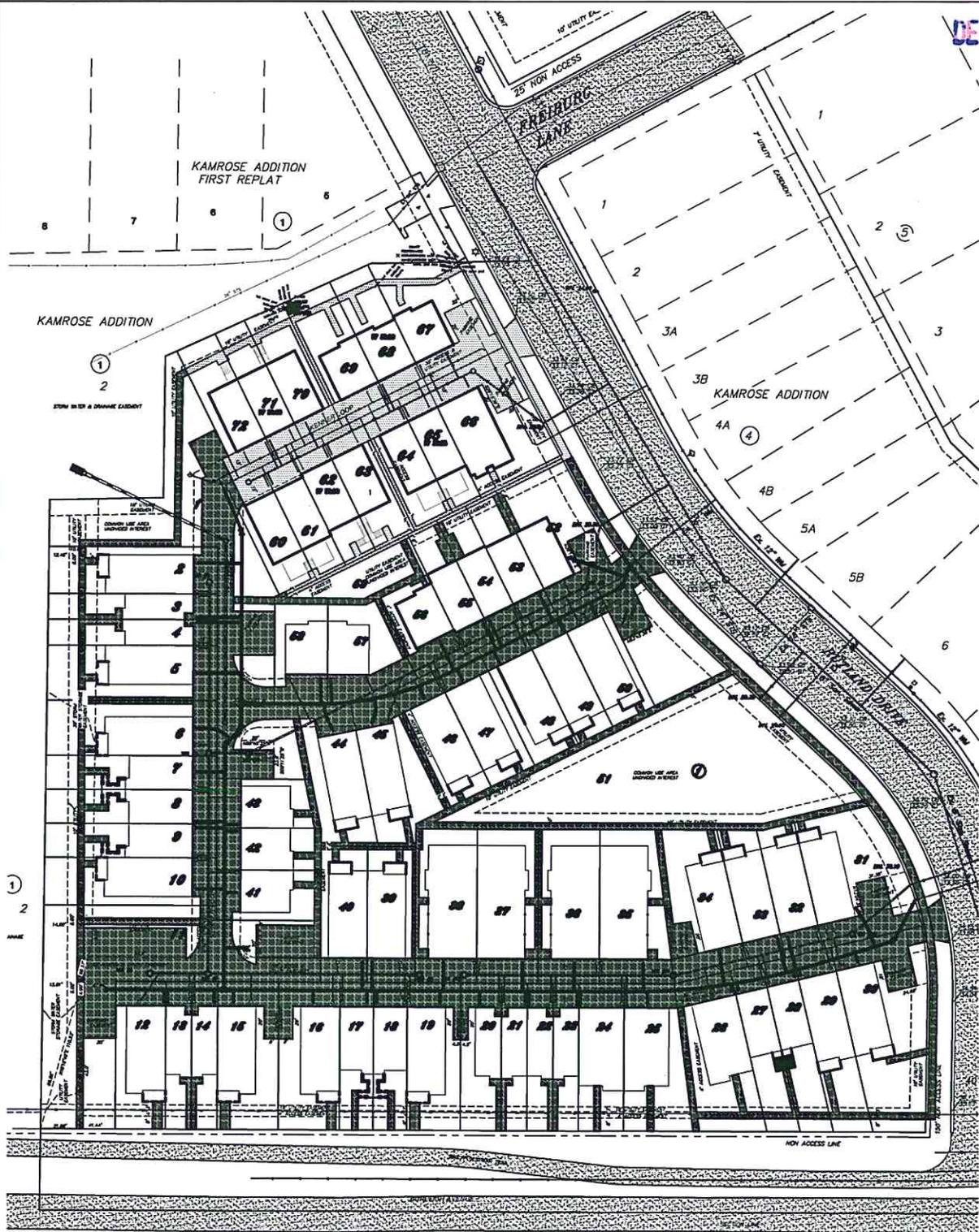
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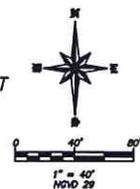
**EXISTING ZONING: PUD**  
**PROPOSED ZONING: AMENDED PUD**

DEPTH OF FRONT YARD FROM PUBLIC ROW : 20'  
 WIDTH OF SIDE YARD: 5'  
 DEPTH OF REAR YARD: 0'  
 MIN. LOT WIDTH IN FRONT OF AT BUILDING LINE: 16'  
 MAXIMUM BUILDING HEIGHT: 40'  
 ACCESS EASEMENT SETBACK: ZERO

STAIRS, LANDINGS, BUMP OUTS, WINDOWS, &  
 PORCHES ALLOWED 10' INTO SETBACKS

SIDING SHALL BE VINYL, TRIM AND BUMP OUT  
 AREAS SHALL BE FIBER CEMENT

MINIMUM LOT SIZE:  
 INTERIOR: 1,500 sf  
 END : 2,600 sf



**SWENSON, HAGEN & COMPANY P.C.**  
 909 Ross Avenue  
 Bismarck, North Dakota 58504  
 (701) 223-2600  
 Fax (701) 223-2606

Surveying  
 Planning  
 Land Planning  
 Civil Engineering  
 Landscape & Site Design  
 Construction Management

**KAMROSE CROSSING ADDITION FIRST REPLAT**  
**REPLAT OF LOTS 1-78 BLOCK 2**  
**KAMROSE CROSSING ADDITION**

**FIGURE ONE**  
**PUD SITEPLAN AND ZONING CHANGE**



**AERIAL VIEW FROM SOUTHWEST**  
KAMROSE | BISMARCK, NORTH DAKOTA

PUD AMENDMENT  
21 DECEMBER 2015

## KAMROSE CROSSING FIRST REPLAT

### Request for Approval of Kamrose Crossing First Replat PUD Amendment

Verity Homes of North Dakota is proposing to amend the PUD for Kamrose Crossing Addition. The area is currently platted as Kamrose Crossing Addition, but will be updated to reflect the PUD.

Verity Homes is considering developing the property with the same concept as the original PUD, but will reconfigure some of the structures and driving lanes, and allow for twin home-style homes.

See site plan for PUD specifics.



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

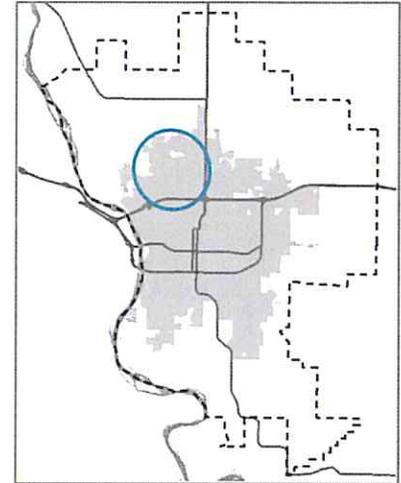
Agenda Item # 10  
February 24, 2016

**Application for: Major Planned Unit Development (PUD) Amendment**

TRAKiT Project ID: PUDA2015-006

## Project Summary

<b>Title:</b>	Evergreen Ridge Addition PUD Amendment
<b>Status:</b>	Planning & Zoning Commission – Public Hearing
<b>Owner(s):</b>	Verity Homes of Bismarck, LLC
<b>Project Contact:</b>	Melanie Kitzan-Morel, Verity Homes of Bismarck, LLC
<b>Location:</b>	In northwest Bismarck, west of North Washington Street between Ash Coulee Drive and Colt Avenue
<b>Project Size:</b>	8.0 acres, more or less
<b>Request:</b>	Amend Planned Unit Development to allow clarify the lot coverage requirement for lots within the project.



## Site Information

Existing Conditions		Proposed Conditions	
<b>Number of Lots:</b>	48 lots in 2 blocks	<b>Number of Lots:</b>	48 lots in 2 blocks
<b>Land Use:</b>	Single and two-family residential	<b>Land Use:</b>	Single and two-family residential
<b>Designated GMP Future Land Use:</b>	Already zoned. Not in Future Land Use Plan.	<b>Designated GMP Future Land Use:</b>	Already zoned. Not in Future Land Use Plan.
<b>Zoning:</b>	PUD – Planned Unit Development	<b>Zoning:</b>	PUD – Planned Unit Development
<b>Uses Allowed:</b>	PUD – Uses specified in PUD	<b>Uses Allowed:</b>	PUD – Uses specified in PUD
<b>Max Density Allowed:</b>	PUD – Density specified in PUD	<b>Max Density Allowed:</b>	PUD – Density specified in PUD

## Property History

<b>Zoned:</b>	04/2014	<b>Platted:</b>	04/2014	<b>Annexed:</b>	04/2014
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## Staff Analysis

The applicant is requesting an amendment to the Planned Unit Development (PUD) approved in April 2014 in order to clarify the maximum lot coverage requirements and to clarify that accessory buildings are allowed in accordance with the same provisions that

apply to other single and two-family residential lots within the community. Because the overall development plan and the number and type of units is not changing, the PUD amendment will have minimal impact on previously developed property adjacent to the perimeter of the project.

(continued)

The proposed change will not require an amendment to the approved storm water management plan for the project.

**Required Findings of Fact**

1. The proposed amendment is outside of the area included in the Future Land Use Plan in the 2014 Growth Management Plan, as amended;
2. The proposed amendment is compatible with adjacent land uses and zoning;
3. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the proposed amendment at the time the property is developed;
4. The proposed amendment is in the public interest and is not solely for the benefit of a single property owner;
5. The character and nature of the amended planned unit development contains a planned and coordinated land use or mix of land uses that are compatible and harmonious with the area in which it is located;
6. The amended planned unit development would preserve the natural features of the site insomuch as possible, including the preservation of trees and natural drainage ways;
7. The internal roadway circulation system within the amended planned unit development has

been adequately designed for the type of traffic that would be generated;

8. Adequate buffer areas have been provided between the amended planned development and adjacent land uses, if needed, to mitigate any adverse impact of the planned unit development on adjacent properties.
9. The proposed amendment is consistent with the general intent and purpose of the zoning ordinance;
10. The proposed amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
11. The proposed amendment would not adversely affect the public health, safety, and general welfare.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the major Planned Unit Development (PUD) amendment for Evergreen Ridge Addition to clarify the lot coverage requirements and that accessory buildings are allowed, as outlined in the attached draft PUD amendment document.

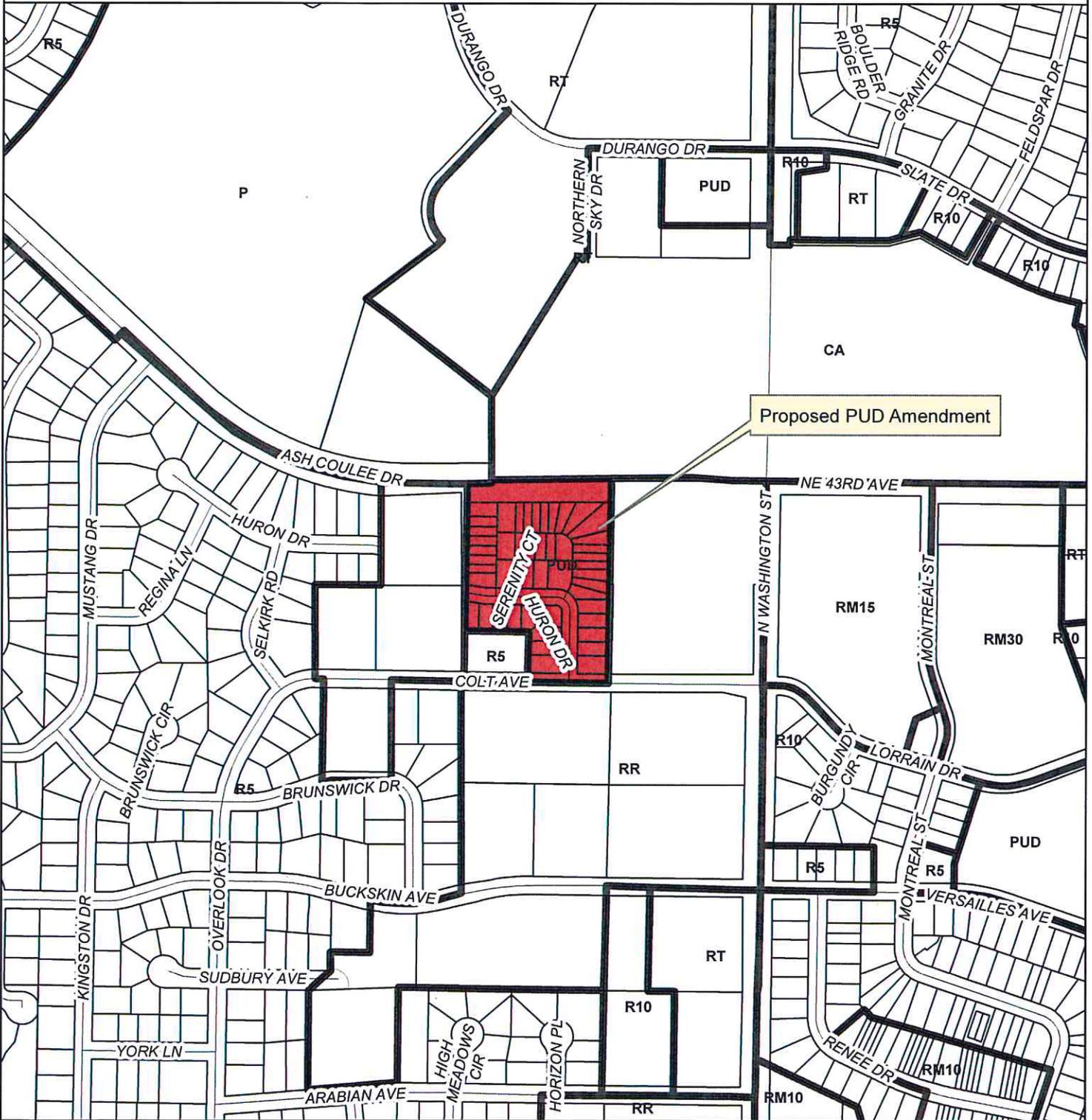
**Attachments**

1. Location Map
2. Draft PUD Amendment Document
3. PUD Written Statement

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Staff report prepared by: Kim L. Lee, AICP, Planning Manager  
701-355-1846 | [klee@bismarcknd.gov](mailto:klee@bismarcknd.gov)

# Proposed PUD Amendment Evergreen Ridge Addition



January 19, 2016 (hib)

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.



**EVERGREEN RIDGE ADDITION PLANNED UNIT DEVELOPMENT  
ORDINANCE NO. 6048 (Adopted April 22, 2014)  
MAJOR PUD AMENDMENT (Adopted \_\_\_\_\_)**

WHEREAS, Ordinance No. 6048 was adopted by the Board of City Commissioners on April 22, 2014; and

WHEREAS, the PUD shall only be amended in accordance with the provisions of Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments); and

WHEREAS, Verity Homes of Bismarck, LLC has requested an amendment to the Planned Unit Development for Lots 1-39, Block 1 and Lots 1-9, Block 2, Evergreen Ridge Addition.

NOW, THEREFORE, BE IT RESOLVED by the Bismarck Planning and Zoning Commission of the City of Bismarck, North Dakota, a municipal corporation, that the request to amend the Planned Unit Development for the following described property:

Lots 1-39, Block 1 and Lots 1-9, Block 2, Evergreen Ridge Addition

is hereby approved and this PUD is now subject to the following development standards:

1. *Uses Permitted.* Uses permitted include a maximum of 48 residential units in both single-family and two-family buildings. Lots 25-29 and 36-39, Block 1 and Lots 1-9, Block 2 are limited to single-family dwellings and Lots 1-24 and 30-35, Block 1 are limited to one-half of a two-family dwelling. The configuration of residential units shall generally conform to the overall development plan for Evergreen Ridge Addition dated March 13, 2014. Any change in the use of the property from that indicated above will require an amendment to this PUD.
2. *Single-family Residential Development Standards.* Each buildable lot shall have an area of not less than five thousand (5,000) square feet, a minimum width of not less than fifty (50) feet, a minimum front yard setback of twenty (20) feet, a minimum side yard setback of five (5) feet, a minimum rear yard setback of twenty (20) feet, and a maximum building height of thirty-five (35) feet, and a maximum lot coverage of fifty percent (50%).
3. *Two-family Residential Development Standards.* Each buildable lot shall have an area of not less than thirty-two hundred (3,200) square feet, a minimum width of not less than twenty-five (20) feet at the front property line and a minimum width of not less than thirty (30) feet at the building setback line, a minimum front yard setback of twenty (20) feet (as measured from the edge of the access easement for the private road), a minimum side yard setback of five (5) feet, a minimum rear yard setback of twenty (20) feet, and a maximum building height of thirty-five (35) feet, and a maximum lot coverage of fifty percent (50%).
4. *Accessory Building Standards.* Accessory building may be allowed within the PUD in accordance with the provisions of Section 14-03-05(4) of the City Code of Ordinances (Supplementary Provisions/Location of Accessory Buildings) and Section 14-03-06 of the City Code of Ordinances (Incidental Uses/Accessory Buildings).

5. *Private Roadway Maintenance.* The development and construction of the private roadway shall be the responsibility of the developer. On-going repair and maintenance of the private roadway shall be the responsibility of the home owners association.
6. *Temporary Emergency Access.* A temporary emergency access will be allowed on Ash Coulee Drive, subject to the following conditions:
  - The temporary emergency access will be removed by the home owners association when the connection of Huron Drive is completed to the west.
  - The access approach shall be constructed and paved. The size of the approach shall be sufficient to accommodate a fire truck.
  - The access shall be controlled by a steel framed gate and padlocked with the keys in possession of the Bismarck Fire Department.
  - Landscaping shall be provided on both ends of the gate to prevent vehicular traffic from driving around the emergency access gate.
  - A sign shall be displayed on the middle of the gate stating “No Parking, Emergency Vehicle Access Only”
  - The home owners association will be responsible for snow removal and maintenance of the access approach.
7. *Changes.* This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major changes require a public hearing and a majority vote of the Bismarck Planning & Zoning Commission.

## EVERGREEN RIDGE ADDITION

### PUD AMENDMENT

#### Written Statement

Verity Homes of Bismarck is proposes the following amendment to the City of Bismarck PUD Ordinance No. 6048:

The ground area occupied by the principal and accessory buildings shall not exceed fifty (50) percent of the total area of the lot.

Setbacks for accessory buildings shall be a minimum of 3' from property lines.

The amendment meets the intent of the original PUD, in that it provides an option for affordable lots in Northeast Bismarck, while allowing for a variety of floor plans and square footage to individual buyers.



# STAFF REPORT

City of Bismarck  
 Community Development Department  
 Planning Division

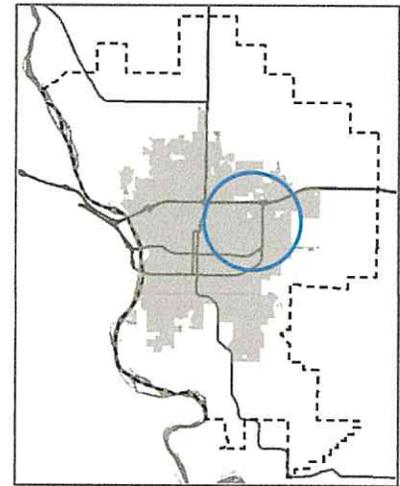
Agenda Item #11  
 February 24, 2016

## Application for: Zoning Change

TRAKiT Project ID: ZC2016-001

### Project Summary

Title:	Various P-Public District Zoning Changes (R5, R10, RM10, RM30, RMH, MA and A to P) – Phase 3 of 6
Status:	Planning & Zoning Commission – Public Hearing
Owner(s):	City of Bismarck Bismarck Parks and Recreation District Bismarck Public Schools
Project Contact:	Daniel Nairn, AICP, Planner, City of Bismarck
Location:	Various tracts of land east of US Highway 83 and north of Main Avenue/County Highway 10.
Project Size:	71.81 acres
Request:	City-initiated action to rezone properties in public ownership to the P-Public zoning district to enhance consistency of the zoning map



### Site Information

Existing Conditions		Proposed Conditions	
Number of Lots:	26 tracts	Number of Lots:	26 tracts
Land Use:	Parks, schools, and stormwater facilities	Land Use:	Parks, schools, and stormwater facilities
Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan	Designated GMP Future Land Use:	Already zoned. Not in Future Land Use Plan
Zoning:	R5 – Residential R10 – Residential RM10 – Residential RM30 – Residential RMH – Residential MA – Industrial A – Agricultural	Zoning:	P – Public Use
Uses Allowed:	Various, depending on zone	Uses Allowed:	P – Parks, schools, open space, stormwater facilities, and other public uses.
Max Density Allowed:	Various, depending on zone	Max Density Allowed:	P – N/A

(continued)

**Staff Analysis**

In Section 14-04-16 of the Bismarck Code of Ordinances, the P – Public zoning district is “established as a district in which the predominant use of land is for public uses,” specifically for public recreation, education and other government services. Over time, several parcels throughout the city have been acquired by a government agency and put to public use, while remaining in their original zoning district. The Community Development Department proposes to rezone these properties to the P – Public zoning district, in order to meet the intent of the ordinance and improve the consistency of the zoning map.

This project is the third of six rezoning phases planned around the city. Many of the tracts of land in this project are school properties, including facilities for Robert Miller Elementary School, Pioneer Elementary School, Saxvik Elementary School, Rita Murphy Elementary School, Simle Middle School, and the Bismarck Early Childhood Education Program (BECEP). The other tracts are park or stormwater land near Hay Creek, including nine residential lots along an unbuilt portion of 26<sup>th</sup> Street that have been incorporated into Hay Creek Park.

Representatives from the City of Bismarck Public Works, the Parks and Recreation District, and Bismarck Public Schools were consulted to assure that all of the properties listed will continue in their current use into the future.

**Required Findings of Fact**

1. The proposed zoning change generally conforms to the Future Land Use Plan in the 2014 Growth Management Plan, as amended;
2. The proposed zoning change is compatible with adjacent land uses and zoning;
3. The City of Bismarck and other agencies would be able to provide necessary public services, facilities and programs to serve any development allowed by the new zoning classification at the time the property is developed;

4. The proposed zoning change is justified by a change in conditions since the previous zoning classification was established or by an error in the zoning map;
5. The zoning change is in the public interest and is not solely for the benefit of a single property owner;
6. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed zoning change is consistent with the master plan, other adopted plans, policies and accepted planning practice; and
8. The proposed zoning change would not adversely affect the public health, safety, and general welfare.

**Staff 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 9, Block 22, Morningside Heights Addition Replat of Blocks 16 and 17 and Part of Block 11, and all of Block 3, Boustead and Walkers Subdivision
- Lot 2, Block 1, Kilber 2<sup>nd</sup> Addition
- Lots 1-9 and Lot 14, Block 1, Hay Creek Park Addition
- Lots 5-12, Block 23, Stein’s 4<sup>th</sup> Addition

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

- Lots 12-21, Block 23 and all of Block 26, Flannery and Wetherby Addition and all of vacated Avenue D adjacent to said blocks
- All of Block 22, Fisher Addition
- A Tract of Land in Lounsberry’s Bismarck Outlots, described as follows: Beginning at a

point 167 feet North of the SW corner of Lot 21 of said subdivision; thence due North a distance of 340 feet; thence due East a distance of 180 feet; thence due North a distance of 50 feet; thence due East a distance of 117 feet; thence due South a distance of 390 feet; thence due West a distance of 297 feet to the point of beginning, containing 2.41 acres, more or less

- Lot 1, Block 1, Shannon Valley 4<sup>th</sup> Addition
- Lot 24, Block 29, Stein's 4<sup>th</sup> Addition

And for the zoning change from the RM10 – Residential zoning district to the P – Public zoning district for the properties described as:

- Lot 1, Block 2, Sleepy Hollow Heights 3<sup>rd</sup> Addition

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

- Lots 1-16, Block 33 and Lots 1-13, Block 48, Fisher Addition and vacated Porter Avenue adjacent to said blocks; and part of Lots 8 and 9 and all of Lots 10-18, Block 5, Rolling Hills First Addition, and part of the W ½ of the NE ¼ of Section 34, T139N-R80W/Hay Creek Township, containing 2.58 acres, more or less

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

- Tracts 9 and 10 of Tracts 7 and 8 of Tract C of Zoller's Subdivision

And for the zoning change from the MA – Industrial zoning district to the P – Public zoning district for the properties described as:

- Lots 3-5 and 8A, Miriam Industrial Park 2<sup>nd</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 NE ¼ of Section 25, T139N-R80W/Hay Creek Township, bounded by the Northerly line of the Interstate I-94 right-of-way and the East line of Century Park 6<sup>th</sup> Addition and the North and East lines of said section 25

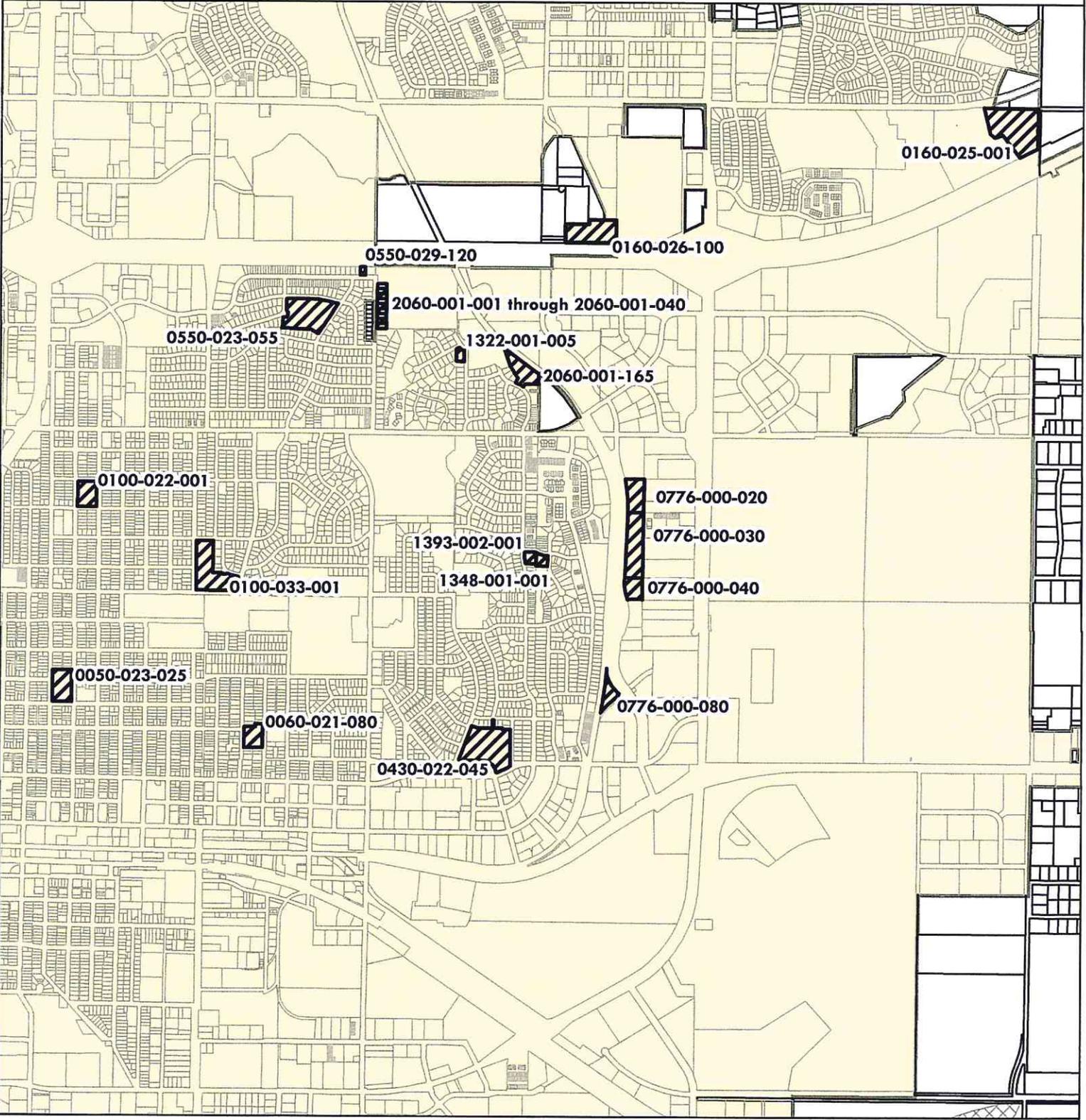
#### **Attachments**

1. Location Map
2. Zoning Map

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Staff report prepared by: Daniel Nairn, AICP, Planner  
710-355-1854 | [dnairn@bismarcknd.org](mailto:dnairn@bismarcknd.org)

# Various P-Public Zoning Changes (R5, R10, RMH, RM10, RM30, RT, MA & A) East of State Street

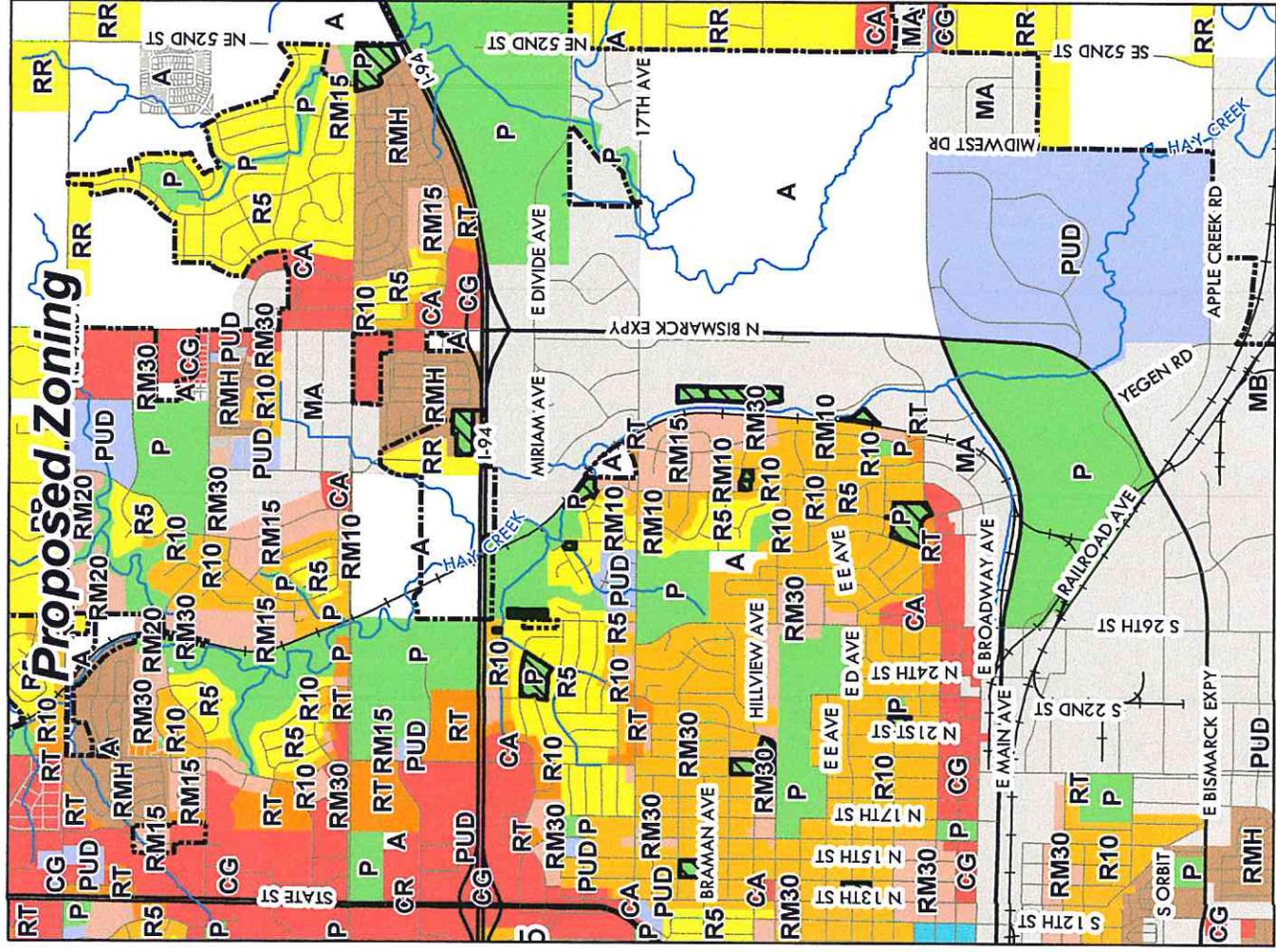
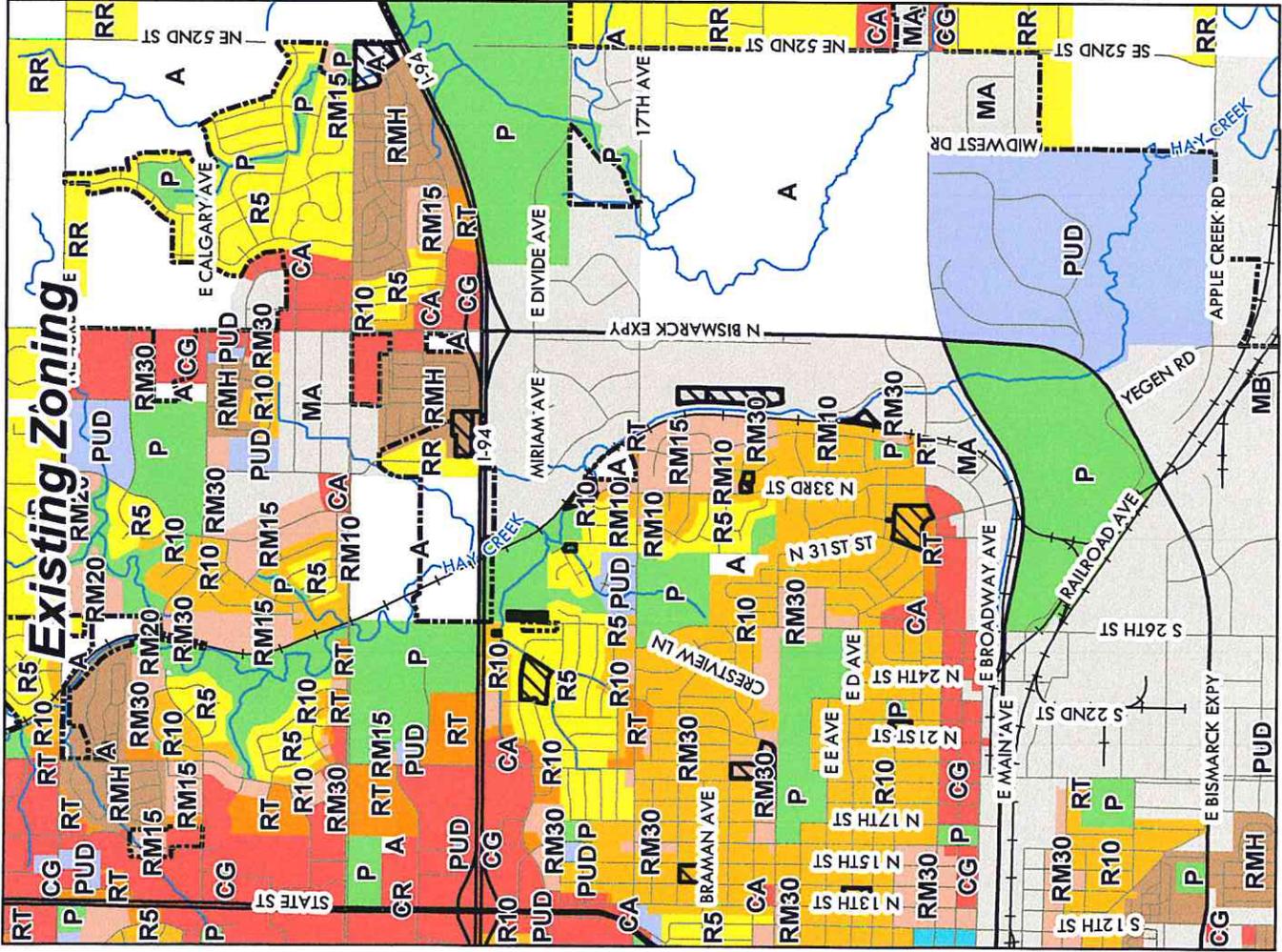


January 20, 2015 (dan)

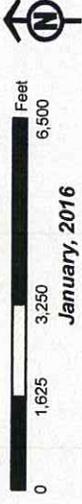
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# Various P-Public District Zoning Changes (Phase 3) - Zoning Change



-  Areas to be Changed
-  City Limits
-  Extraterritorial Area



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January, 2016



# STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 12  
February 24, 2016

**Application for: Zoning Ordinance Text Amendment**

TRAKiT Project ID: ZOTA2015-018

## Project Summary

<b>Title:</b>	Off-Street Parking and Loading
<b>Status:</b>	Planning & Zoning Commission – Public Hearing
<b>Project Contact:</b>	Brady Blaskowski, Building Official/Zoning Administrator, City of Bismarck
<b>Sections Amended:</b>	Section 14-03-10
<b>Request:</b>	Amend provisions of the City Code of Ordinances to clarify and update requirements for off-street parking and loading, including changes to requirements for the number of off-street parking spaces provided for various uses.

## Staff Analysis

The City’s off-street parking and loading provisions were originally adopted as part of an overall ordinance amendment in 1982. The number of spaces required for some uses have been modified over the years; however, there has not been a comprehensive evaluation of the number of required off-street parking spaces since 1982.

The proposed amendment puts the requirements into a table format by land use categories, adds new categories where needed and modifies requirements for many categories based on research of what is required in similar-sized communities.

## Required Findings of Fact

1. The proposed text amendment would not adversely affect the public health, safety or general welfare;
2. The proposed text amendment is justified by a change in conditions since the zoning ordinance

was originally adopted or clarifies a provision that is confusing, in error or otherwise inconsistent with the general intent and purpose of the zoning ordinance;

3. The proposed text amendment is consistent with the general intent and purpose of the zoning ordinance; and
4. The proposed text amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

## Staff Recommendation

Based on the above findings, staff recommends approval of the zoning ordinance text amendment relating to Off-Street Parking and Loading, as outlined in the attached draft ordinance.

## Attachments

1. Comparison of existing & proposed provisions
2. Draft zoning ordinance text amendment

## OFF-STREET PARKING AND LOADING REQUIREMENTS COMPARISON OF EXISTING AND PROPOSED REQUIREMENTS

USE	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
<b>Residential Uses</b>		
Single-family and two-family dwellings	Two (2) spaces for each dwelling unit	Two (2) spaces for each dwelling unit.
Two-family		Two (2) spaces for each dwelling unit.
Multiple-family dwellings	One (1) space for each efficiency unit; one and one-half spaces for each one-bedroom unit; two (2) spaces for each two-bedroom unit; two and one-half (2.5) spaces for each three-bedroom unit or larger	One (1) space for each efficiency unit One and one-half spaces (1.5) for each one-bedroom unit; Two (2) spaces for each two-bedroom unit Two and one-half (2.5) spaces for each three-bedroom unit or larger.
Rooming & boarding houses	One space for each sleeping room rented, plus two (2) additional spaces for the owner or operator of the rooming house	One (1) space for each sleeping room rented, plus two (2) additional spaces for the owner or operator of the house.
Senior Citizen housing	.65 space for each living unit.	0.65 space for each living unit.
Dormitories		One (1) space for each sleeping room.
Sanitariums, asylums, orphanages, adult or disabled care centers, convalescent homes, and similar institutions Adult or disabled care centers, convalescent homes and nursing homes	One space for each four patient beds, plus one additional space for each employee	One (1) space for each four (4) patient beds, plus one (1) additional space for each employee on the largest shift.
<b>Institutional Uses</b>		
Schools, including colleges, elementary schools, junior and senior high schools, whether public, private or parochial	One space for each employee, plus additional space for any places of public assembly in accordance with the requirements set forth in this section for such uses. In addition, all senior high schools and colleges shall provide one space for every five students	One (1) space for each employee, plus additional space for any places of public assembly in accordance with the requirements set forth in this Section for such uses. In addition, all senior high schools and colleges shall provide one (1) space for every three (3) students.
Places of public assembly, including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, exhibition halls, convention halls, auditoriums, skating rinks, dance halls, bowling alleys, sport arenas, stadiums, gymnasiums, amusement parks, zoos, race tracks, fair grounds, circus grounds, community centers, libraries, museums, and all other similar places of public assembly. Places of public assembly including exhibition halls, convention halls, auditoriums, sports arenas, athletic fields and theaters	One space for each sixty (60) square feet of gross floor area	One (1) space for each five (5) seats provided.
Theaters	One space for each sixty (60) square feet of gross floor area	
Libraries and museums		One (1) space for each three hundred (300) square feet of gross floor area.

USE	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
<b>Institutional Uses (Continued)</b>		
Religious institutions	One space for each sixty (60) square feet of gross floor area in the largest assembly area	One (1) space for each five (5) seats provided in an assembly area.
<b>Commercial Uses</b>		
Child care centers	One space for each employee and one space for each ten (10) children	One (1) space for each employee and one (1) space for each ten (10) children.
Filling stations/Motor fueling stations/ convenience stores	Adequate off street parking must be provided for all operator equipment and at least one space for each two employees and at least five spaces for each service stall or bay on the premises Two spaces per repair stall.	Four (4) spaces plus two (2) spaces for each service stall or bay. Facilities designed for sale of other items shall be required to provide additional parking in accordance with other applicable provisions of this Section. Two (2) spaces for each repair stall, plus additional spaces as needed to store vehicles waiting to be repaired or picked up after repair.
Motor vehicle repair garages		
Hospitals	One space for each two patient beds plus one additional space for each two employees	One (1) space for each two (2) patient beds plus one (1) additional space for each two (2) employees.
Hotels and motels, including clubs	One space for each guest room. If in addition to sleeping rooms, patrons or residents are provided with assembly halls, bars, restaurants, nightclubs, retail shops, service establishments or other businesses, additional off-street parking spaces will be required for such other uses in accordance with the regulations of this section for such uses	One (1) space for each guest room. If, in addition to the guest rooms, patrons are provided with assembly halls, bars, restaurants, nightclubs, retail shops, service establishments or other businesses, additional off-street parking spaces will be required for such other uses in accordance with the regulations of this Section for such uses.
Funeral homes and mortuaries	One space for each four seats for patron use or one space for each sixty square feet of building area, whichever is greater.	One (1) space for each four (4) seats for patron use or one (1) space for each sixty (60) square feet of building area, whichever is greater.
Office buildings, adult or vocational education facilities, engraving works, blueprinting, and small animal veterinary clinics, including commercial, governmental and professional buildings, except as otherwise provided for in this section	One space for each two hundred fifty square feet of gross floor area.	One (1) space for each three hundred (300) square feet of gross floor area
Medical, chiropractic and dental clinics		
Animal hospital/Veterinary clinics	Three spaces per doctor and one and one-half (1-1/2) additional spaces for every employee	One (1) space for each two hundred fifty (250) square feet of gross floor area One (1) space for each two hundred fifty (250) square feet of gross floor area.
Sports and fitness clubs		One (1) space for each three hundred (300) square feet of gross floor area.
Retail establishments, including personal service shops, equipment or repair shops Retail sales and service	In a RT, CA, CG, CR commercial and MA industrial district – Off-street parking shall be provided in an amount equivalent to one space for each two hundred (200) square feet of gross floor space area on the ground floor, plus one space for each three hundred (300) square feet of gross floor area in a basement or any story above the ground floor; except that a furniture store shall have one space	One (1) space for each two hundred fifty (250) square feet of gross floor area.

USE	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
<b>Commercial Uses (Continued)</b>		
	<p>for each six hundred square feet of gross floor area.</p> <p>In a CA, CG, CR commercial and MA industrial district for a multi-tenant shopping center with a minimum of 30,000 square feet of leasable area and a minimum of five tenants – Off-street parking shall be provided in an amount equivalent to one space for each two hundred fifty (250) square feet of gross leasable area, provided the area of all assembly uses within the shopping center do not exceed twenty-five (25) percent of the total leasable area. Where minimum setbacks occur, no parking shall be allowed between a building and an adjacent street. A site circulation plan shall be prepared by the shopping center and approved by the Zoning Administrator</p>	<p>Off-street parking shall be provided in an amount equivalent to one (1) space for each two hundred fifty (250) square feet of gross leasable area, provided the area of all dining and drinking establishments within the shopping center do not exceed twenty-five (25) percent of the total leasable area.</p> <p>One (1) space for each six hundred (600) square feet of gross floor area.</p>
<u>Multi-tenant shopping center with a minimum of thirty thousand (30,000) square feet of leasable area and a minimum of five (5) tenants</u>		
<u>Furniture and appliance sales</u>		
<u>Restaurants, including bars, taverns, night clubs, lunch counters, diners, drive-ins and all other similar eating or drinking establishments Bar, tavern or lounge</u>	<p>One space for each sixty (60) square feet of gross floor area. Patio area shall be included when calculating gross floor area</p>	<p>One (1) space for each fifty (50) square feet of gross floor area, plus one (1) space for each employee on the largest shift. Patio areas shall be included when calculating floor area.</p>
<u>Full service restaurant</u>		<p>One (1) space for each seventy (75) square feet of gross floor area, plus one (1) space for each employee on the largest shift. Patio area shall be included when calculating gross floor area. If the restaurant includes a designated bar area, off-street parking shall be provided for that area at a ratio of one (1) space for each fifty (50) square feet of gross floor area.</p>
<u>Fast food restaurant with or without drive-through facilities, including coffee shops, ice cream or yogurt shops</u>		<p>One (1) space for each sixty (60) square feet of gross floor area. Patio area shall be included when calculating gross floor area. If a drive-through is included, stacking space in accordance with the applicable provisions of this Section must also be provided.</p>
<u>Take out restaurant with no patron seating</u>		<p>One (1) space for each two hundred (200) square feet of gross floor area.</p>
<u>Amusement uses</u>		<p>One (1) space for each three hundred (300) square feet of gross floor area.</p>

USE	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
<b>Industrial Uses</b> Service businesses with fifty (50) percent or more of the gross floor area devoted to storage, warehouse and/or industry use, including those facilities commonly referred to as shop condos		Five (5) spaces or one space for each two hundred and fifty (250) square feet devoted to public sales, service, or office use, whichever is greater, plus one (1) space for each six hundred (600) square feet of storage area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off-street parking.
Self-service storage facilities		A dedicated parking lane shall be provided adjacent to each storage structures openings a minimum of nine (9) feet in width. Driveways adjacent to each parking lane shall be a minimum of twenty (20) feet in width. In facilities provided with a dedicated rental or leasing office, one (1) space for each two hundred and fifty (250) square feet of office area must be provided.
<del>Manufacturing and industrial plants, public utility buildings, contractor equipment yards, soft-drink bottling establishments, fabricating plants and all other structures devoted to similar industrial pursuits</del> Manufacturing and industrial plants, public utility buildings, fabricating plants and all other similar structures	One space for each manufacturing employee on the largest shift, plus sufficient space to park all company owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company owned motor vehicles, plus one space for each two hundred fifty square feet of office area.	One (1) space for each manufacturing employee on the largest shift, plus one (1) space for each two hundred fifty square (250) feet of office area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off-street parking.
<del>Wholesale, warehouses and storage buildings, lumberyards and all other similar facilities</del> Warehousing and distribution	One space for each six hundred (600) square feet of storage area. Retail and office areas shall meet the requirements of subsections h. and i. of Section 14 03 10 of the Zoning Ordinance	One (1) space for each employee on the largest shift or one (1) space for each two thousand (2000) square feet of gross floor area, whichever is greater, plus one (1) space for each two hundred fifty (250) square feet of office area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off-street parking.
<del>Terminal facilities, including airports, railroad, passenger and freight stations, bus depots, truck terminals and all other similar personal or materiel terminal facilities</del> <b>Uses Not Specifically Listed</b>	Off street parking space in an amount determined by the board of adjustment to be adequate to serve the public as customers, patrons and visitors, plus space to provide one off street parking space for each employee plus space to provide off street parking for all owned, leased or operated commercial vehicles, buses and similar motor vehicles	(see provision below)

For uses not specifically listed above, off-street parking requirements shall be determined by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator may also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and the Institute of Transportation Engineers. In such cases, either the Zoning Administrator or the applicant for the certificate of occupancy or building permit may apply to the Board of Adjustment for an interpretation of the provisions of this article for such off street parking and off street loading requirements and the Board of Adjustment shall render a decision in writing in the manner provided for in this article for such action.

# CITY OF BISMARCK

## Ordinance No. XXXX

<i>First Reading</i>	_____
<i>Second Reading</i>	_____
<i>Final Passage and Adoption</i>	_____
<i>Publication Date</i>	_____

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-10 OF THE BISMARCK CODE OF ORDINANCES (REV.) RELATING TO OFF-STREET PARKING AND LOADING.

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA:

Section 1. Amendment. Section 14-02-03 of the City of Bismarck Code of Ordinances (1986 Rev.) relating to Definitions is hereby amended and re-enacted to read as follows:

**14-03-10. Off-Street Parking and Loading.**

1. Purpose. The off-street parking and loading regulations of this Section are intended to provide an appropriate number of off-street parking spaces in proportion to the needs of the proposed use and to increase public safety by reducing the congestion on public streets.

~~1-2.~~ Applicability. The off-street parking and loading requirements contained herein shall apply to any of the following:

a. New Development. The off-street parking, stacking and loading requirements of this section shall apply to any new building constructed and to any new use established.

b. Expansion and Alterations. The off-street parking, stacking and loading requirements of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required only to serve the

enlarged or expanded area, not the entire building or use.

c. Change of Use. The off-street parking, stacking and loading requirements of this section shall apply to any change of use that would result in a requirement for more parking, stacking or loading spaces than the existing use. Additional parking, stacking and loading spaces will be required only in proportion to the extent of the change, not for the entire building or use.

In the case of a change of use where the current use does not meet the minimum requirements for off-street parking, stacking and/or loading, and the proposed change of use would require less off-street parking, stacking or loading spaces than the current use, regardless of the number of spaces actually provided on the site, the Zoning Administrator may allow such change of use provided the off-street parking, stacking and loading for the new use is no less conforming than the current use.

23. Off-street parking. Except as provided elsewhere in this section, no application for a building permit or certificate of occupancy in any zone shall be approved unless there is included with the plan for such building improvement or use, a site plan showing the required space designated as being reserved for off-street parking purposes to be provided in connection with such building improvements or use in accordance with this section; and no certificate of occupancy shall be issued unless the required facilities have been provided. Each required parking space shall be of an area at least nine (9) feet wide and eighteen (18) feet in length, in addition to the ingress and egress driveways required. The required off-street parking, loading, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Title. All off-street parking spaces required and all driveways on private property leading to such parking areas shall be surfaced with a dustless all-weather hard surface material. Acceptable surfacing materials include asphalt, concrete, brick, cement pavers or

similar materials installed and maintained according to industry standards. Crushed rock or gravel shall not be considered an acceptable surfacing material. All parking areas containing four (4) or more spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement. The number of off-street parking spaces shall be provided on the basis of the following minimum requirements:

a. ~~Dwellings:~~

~~1) Single-family and two-family dwellings — Two (2) spaces for each dwelling unit.~~

~~2) Multiple-family dwellings — One (1) space for each efficiency unit; one and one-half spaces for each one-bedroom unit; two (2) spaces for each two-bedroom unit; two and one-half (2.5) spaces for each three-bedroom unit or larger.~~

~~b. Rooming houses: One space for each sleeping room rented, plus two (2) additional spaces for the owner or operator of the rooming house.~~

~~e. Hotels and motels, including clubs: One space for each guest room. If in addition to sleeping rooms, patrons or residents are provided with assembly halls, bars, restaurants, nightclubs, retail shops, service establishments or other businesses, additional off-street parking spaces will be required for such other uses in accordance with the regulations of this section for such uses.~~

~~d. Hospitals: One space for each two patient beds plus one additional space for each two employees.~~

~~e. Restaurants, including bars, taverns, nightclubs, lunch counters, diners, drive-ins and all other similar dining or drinking establishments: One space for each sixty (60) square feet of gross floor area. Patio area shall be included when calculating gross floor area.~~

~~f. Theaters: One space for each sixty (60) square feet of gross floor area.~~

g. Places of public assembly, including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, exhibition halls, convention halls, auditoriums, skating rinks, dance halls, bowling alleys, sport arenas, stadiums, gymnasiums, amusement parks, zoos, racetracks, fairgrounds, circus grounds, community centers, libraries, museums, and all other similar places of public assembly: One space for each sixty (60) square feet of gross floor area.

h. Retail establishments, including personal service shops, equipment or repair shops:

1) In a RT, CA, CG, CR commercial and MA industrial district - Off-street parking shall be provided in an amount equivalent to one space for each two hundred (200) square feet of gross floor space area on the ground floor, plus one space for each three hundred (300) square feet of gross floor area in a basement or any story above the ground floor; except that a furniture store shall have one space for each six hundred square feet of gross floor area.

2) In a CA, CG, CR commercial and MA industrial district for a multi-tenant shopping center with a minimum of 30,000 square feet of leasable area and a minimum of five tenants - Off-street parking shall be provided in an amount equivalent to one space for each two hundred fifty (250) square feet of gross leasable area, provided the area of all assembly uses within the shopping center do not exceed twenty-five (25) percent of the total leasable area. Where minimum setbacks occur, no parking shall be allowed between a building and an adjacent street. A site circulation plan shall be prepared by the shopping center and approved by the Zoning Administrator.

i. Office buildings, adult or vocational education facilities, engraving works, blueprinting, and small animal veterinary clinics, including commercial, governmental and professional buildings, except as otherwise provided for in this section: One

space for each two hundred fifty square feet of gross floor area.

j. Manufacturing and industrial plants, public utility buildings, contractor equipment yards, soft drink bottling establishments, fabricating plants and all other structures devoted to similar industrial pursuits: One space for each manufacturing employee on the largest shift, plus sufficient space to park all company owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company owned motor vehicles, plus one space for each two hundred fifty square feet of office area.

k. Terminal facilities, including airports, railroad, passenger and freight stations, bus depots, truck terminals and all other similar personal or material terminal facilities: Off-street parking space in an amount determined by the board of adjustment to be adequate to serve the public as customers, patrons and visitors, plus space to provide one off-street parking space for each employee plus space to provide off-street parking for all owned, leased or operated commercial vehicles, buses and similar motor vehicles.

l. Schools, including colleges, elementary schools, junior and senior high schools, whether public, private or parochial: One space for each employee, plus additional space for any places of public assembly in accordance with the requirements set forth in this section for such uses. In addition, all senior high schools and colleges shall provide one space for every five students.

m. Sanitariums, asylums, orphanages, adult or disabled care centers, convalescent homes, and similar institutions: One space for each four patient beds, plus one additional space for each employee.

n. Wholesale, warehouses and storage buildings, lumberyards and all other similar facilities. One space for each six hundred (600) square feet of storage area. Retail and office areas shall meet the requirements of subsections h. and i. of Section 14-03-10 of the Zoning Ordinance.

e. Mortuary or funeral homes: One space for each four seats for patron use or one space for each sixty square feet of building area, whichever is greater.

p. Child care center: One space for each employee and one space for each ten (10) children.

q. Animal hospital: Three spaces per doctor and one and one-half (1-1/2) additional spaces for every employee.

r. Senior Citizen Housing: .65 space for each living unit.

s. Filling stations: Adequate off-street parking must be provided for all operator equipment and at least one space for each two employees and at least five spaces for each service stall or bay on the premises.

t. Motor vehicle repair garages: Two spaces per repair stall.

u. Religious institutions: One space for each sixty (60) square feet of gross floor area in the largest assembly area.

USE	REQUIRED NUMBER OF OFF-STREET PARKING SPACES
<b>Residential Uses</b>	
Single-family	Two (2) spaces for each dwelling unit.
Two-family	Two (2) spaces for each dwelling unit.
Multi-family	One (1) space for each efficiency unit . One and one-half spaces (1.5) for each one-bedroom unit; Two (2) spaces for each two-bedroom unit Two and one-half (2.5) spaces for each three-bedroom unit or larger.
Rooming & boarding houses	One (1) space for each sleeping room rented, plus two (2) additional spaces for the owner or operator of the house.
Senior housing	0.65 spaces for each living unit.
Dormitories	One (1) space for each sleeping room.
Adult or disabled care centers, convalescent homes and nursing homes	One (1) space for each four (4) patient beds, plus one additional space for each employee on the largest shift.

<b>Institutional Uses</b>	
<u>Schools including colleges, elementary schools, middle schools and high schools</u>	One (1) space for each employee, plus additional space for any places of public assembly in accordance with the requirements set forth in this section for such uses. In addition, all senior high schools and colleges shall provide one space for every three (3) students.
<u>Libraries and museums</u>	One (1) space for each three hundred (300) square feet of gross floor area.
<u>Places of public assembly including exhibition halls, convention halls, auditoriums, sports arenas, athletic fields and theaters</u>	One (1) space for each five (5) seats provided.
<u>Religious institutions</u>	One space for each five (5) seats provided in an assembly area.
<b>Commercial Uses</b>	
<u>Child care centers</u>	One (1) space for each employee and one (1) space for each ten (10) children.
<u>Motor fueling stations/ convenience stores</u>	Four (4) spaces plus two (2) spaces for each service stall or bay. Facilities designed for sale of other items shall be required to provide additional parking in accordance with other applicable provisions of this Section.
<u>Motor vehicle repair garages</u>	Two (2) spaces for each repair stall, plus additional spaces as needed to store vehicles waiting to be repaired or picked up after repair.
<u>Hospitals</u>	One (1) space for each two (2) patient beds plus one (1) additional space for each two (2) employees.
<u>Hotels and motels</u>	One (1) space for each guest room. If, in addition to the guest rooms, patrons are provided with assembly halls, bars, restaurants, nightclubs, retail shops, service establishments or other businesses, additional off-street parking spaces will be required for such other uses in accordance with the regulations of this Section for such uses.
<u>Funeral homes and mortuaries</u>	One (1) space for each four (4) seats for patron use or one (1) space for each sixty (60) square feet of building area, whichever is greater.
<u>Office buildings</u>	One (1) space for each three hundred (300) square feet of gross floor area.
<u>Medical, chiropractic and dental clinics</u>	One (1) space for each two hundred fifty (250) square feet of gross floor area.
<u>Veterinary clinics</u>	One (1) space for each two hundred fifty (250) square feet of gross floor area.

<u>Sports and fitness clubs</u>	<u>One (1) space for each three hundred (300) square feet of gross floor area.</u>
<u>Retail sales and service</u>	<u>One (1) space for each two hundred fifty (250) square feet of gross floor area.</u>
<u>Multi-tenant shopping center with a minimum of thirty thousand (30,000) square feet of leasable area and a minimum of five (5) tenants</u>	<u>Off-street parking shall be provided in an amount equivalent to one (1) space for each two hundred fifty (250) square feet of gross leasable area, provided the area of all dining and drinking establishments within the shopping center do not exceed twenty-five (25) percent of the total leasable area.</u>
<u>Furniture and appliance sales</u>	<u>One (1) space for each six hundred (600) square feet of gross floor area.</u>
<u>Bar, tavern or lounge</u>	<u>One (1) space for each fifty (50) square feet of gross floor area, plus one (1) space for each employee on the largest shift. Patio areas shall be included when calculating floor area.</u>
<u>Full service restaurant</u>	<u>One (1) space for each seventy (75) square feet of gross floor area, plus one (1) space for each employee on the largest shift. Patio area shall be included when calculating gross floor area. If the restaurant includes a designated bar area, off-street parking shall be provided for that area at a ratio of one (1) space for each fifty (50) square feet of gross floor area.</u>
<u>Fast food restaurant with or without drive-through facilities, including coffee shops, ice cream or yogurt shops</u>	<u>One (1) space for each sixty (60) square feet of gross floor area. Patio area shall be included when calculating gross floor area. If a drive-through is included, stacking space in accordance with the applicable provisions of this section must also be provided.</u>
<u>Take out restaurant with no patron seating</u>	<u>One (1) space for each two hundred (200) square feet of gross floor area.</u>
<u>Amusement uses</u>	<u>One (1) space for each three hundred (300) square feet of gross floor area.</u>
<b>Industrial Uses</b>	
<u>Service businesses with fifty (50) percent or more of the gross floor area devoted to storage, warehouse and/or industry use, including those facilities commonly</u>	<u>Five (5) spaces or one (1) space for each two hundred and fifty (250) square feet devoted to public sales, service, or office use, whichever is greater, plus one space for each six hundred (600) square feet of storage area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off-street parking.</u>

<p><u>referred to as shop condos</u></p>	
<p><u>Self-service storage facilities</u></p>	<p><u>A dedicated parking lane shall be provided adjacent to each storage structures openings a minimum of nine (9) feet in width. Driveways adjacent to each parking lane shall be a minimum of twenty (20) feet in width. In facilities provided with a dedicated rental or leasing office, one (1) space for each two hundred and fifty (250) square feet of office area must be provided.</u></p>
<p><u>Manufacturing and industrial plants, public utility buildings, fabricating plants and all other similar structures</u></p>	<p><u>One (1) space for each manufacturing employee on the largest shift, plus one (1) space for each two hundred fifty square (250) feet of office area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off- street parking.</u></p>
<p><u>Warehousing and distribution</u></p>	<p><u>One (1) space for each employee on the largest shift or one (1) space for each two thousand (2000) square feet of gross floor area, whichever is greater, plus one (1) space for each two hundred fifty (250) square feet of office area. Sufficient space to park all company-owned or leased vehicles including passenger automobiles, trucks, tractors, trailers and similar company-owned motor vehicles must be provided in addition to the required off- street parking.</u></p>
<p><u>Uses Not Specifically Listed</u></p>	
<p><u>For uses not specifically listed above, off-street parking requirements shall be determined by the Zoning Administrator on the same basis as required for the most similar listed uses. In such cases, the Zoning Administrator may also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association and the Institute of Transportation Engineers. In such cases, either the Zoning Administrator or the applicant for the certificate of occupancy or building permit may apply to the Board of Adjustment for an interpretation of the provisions of this article for such off-street parking and off-street loading requirements and the Board of Adjustment shall render a decision in writing in the manner provided for in this article for such action.</u></p>	

34. Off-street vehicle stacking. Except as provided elsewhere in this section, no application for a building permit or certificate of occupancy for a commercial or industrial use shall be approved unless there is included with the plan for such building improvement or use, a site plan showing the required space designated as being reserved for off-street vehicle stacking purposes to be provided in connection with such building improvements or use in accordance with this section; and no certificate of

occupancy shall be issued unless the required facilities have been provided. Each required vehicle stacking space shall be of an area at least ten (10) feet wide and twenty (20) feet in length. Vehicle stacking lanes shall be located completely upon the parcel of land that includes the structure they are intended to serve and shall be so designed as to not impede on- or off-site traffic movements. All vehicle stacking spaces shall be surfaced with a dustless all-weather hard surface material. Acceptable surfacing materials include asphalt, concrete, brick, cement pavers or similar materials installed and maintained according to industry standards. Crushed rock or gravel shall not be considered an acceptable surfacing material. The number of off-street vehicle stacking spaces shall be provided on the basis of the following minimum requirements:

Type of Use	Minimum Number of Stacking Spaces	Measured From
Financial institution- ATM	3 spaces per lane	Kiosk
Financial institution - teller	4 spaces for first lane, 3 spaces for each additional lane	Window or pneumatic tube kiosk
Drive-through restaurant	12 spaces	Pick-up window
Drive-through coffee shop	10 spaces	Pick-up window
Car wash, automatic	6 spaces per bay	Entrance
Car wash, self-service	3 spaces per bay	Entrance
Drive-through car service (oil change and similar)	3 spaces per bay	Entrance
Drive-through pharmacy	3 spaces	Window
Drive-through cleaners	3 spaces	Window
Drive-through photo lab	3 spaces	Window
Self-service fueling station	2 spaces per fueling island	Each end of the fueling island
Gated parking lots and entrances	2 spaces	Gate

For uses not specified above, the Planning and Zoning Commission shall determine the appropriate number of spaces required based on the requirements for a similar use.

A drive-through facility with vehicle stacking spaces based on one type of use may not be converted to another type of use without the submittal and approval of a new site plan. A new special use permit shall be required for any change to a use with greater vehicle stacking space requirements. A drive-through facility which has been discontinued cannot be re-established unless a new special use permit has been approved.

45. Off-street loading. Except as provided elsewhere in this section, no application for a building permit or certificate of occupancy for a commercial or industrial use shall be approved unless there is included with the plan for such building improvement or use, a plot plan showing the required space or structural design for off-street loading purposes to be provided in connection with such building, improvement or use, in accordance with this section; and no certificate of occupancy shall be issued unless the required facilities have been provided in accordance with those shown on the approved plan. Such off-street loading space shall be provided in accordance with the following minimum requirements:

a. Each department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishment which has an aggregate gross floor area of twenty-five thousand (25,000) square feet or more, arranged, intended or designed for such use, shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required Number of Berths
25,000 but less than 40,000. . . . .	1
40,000 but less than 100,000 . . . . .	2
100,000 but less than 160,000. . . . .	2
160,000 but less than 240,000. . . . .	4
240,000 up to and including	

320,000. . . . . 5  
For each additional 90,000 . . . . . 1 Addl

b. Each multifamily dwelling having ten (10) dwelling units - One off-street loading berth for ten (10) up to and including thirty (30) dwelling units, plus one additional off-street loading berth for each additional thirty dwelling units.

c. Each auditorium, convention hall, exhibition hall, funeral home, hotel, office building, restaurant, sports arena, hospital or welfare institution which has an aggregate gross floor area of fifty thousand (50,000) square feet or more used or intended to be used for service to the arranged, intended or designed uses - One off-street loading berth for fifty thousand (50,000) square feet up to and including two hundred fifty thousand (250,000) square feet and one additional berth for each additional two hundred thousand (200,000) square feet of floor area.

d. In computing the ground coverage of the principal building and all accessory buildings for any nonresidential use, sufficient area shall be added to the actual area of the principal building and all accessory buildings to provide off-street parking as required by section 14-03-10 of this ordinance.

~~5. Uses not specifically mentioned or unique situations. For any use not specifically mentioned in this section or in unique situations, the Zoning Administrator has the authority to modify the number of off-street parking spaces required based on the occupancy load. In such cases, either the Zoning Administrator or the applicant for the certificate of occupancy or building permit may apply to the board of adjustment for an interpretation of the provisions of this article for such off-street parking and off-street loading requirements and the board of adjustment shall render a decision in writing in the manner provided for in this article for such action.~~

6. Continuing character of obligation. The schedule of requirements for off-street parking space and off-street loading space shall be a continuing obligation of the owner of the real estate on which any such structure is located as long as the structure is in existence and its use requiring

vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building affected by this section to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading spaces apart from the discontinuance, sale or transfer of such structure, without establishing alternative vehicle parking or loading space which meets with the requirements of and is in compliance with this section. It shall be unlawful for any firm or corporation to use such building without acquiring such land or other suitable land for vehicle parking or loading space which meets with the requirements of and is in compliance with this article.

7. Fractional measurements. When units or measurements determining number of required off-street parking and off-street loading spaces result in the requirements of a fractional space, any fraction up to and including one-fourth shall be disregarded, and fractions over one-fourth shall require one off-street parking or off-street loading space.

8. Off-street parking and loading requirements in certain zoning districts. In that section of the city described as follows: Commencing at the intersection of the east line of Ninth Street and Thayer Avenue; thence south on Ninth Street to a point one hundred fifty feet south of the south boundary line of Main Avenue being the center line of the Burlington Northern Railway Company right-of-way; thence west along the said center line of the Burlington Northern Railway Company right-of-way to the west line of Seventh Street extended; thence south to the center line of Bowen Avenue; thence west along the center line of Bowen Avenue to Fifth Street; thence north along the center line of Fifth Street to Front Avenue; thence west along the center line of Front Avenue to Third Street; thence north on Third Street one hundred fifty feet to the center line of the Burlington Northern Railway Company right-of-way; thence west along the center line of the Burlington Northern Railway Company right-of-way to the east line of Washington Street extended; thence north along the east line of Washington Street to the northwest corner of Lot 24, Block 84, Original Plat; thence east from the northwest corner of Lot 24, Block 84, Original Plat to the southwest corner of Lot 6, Block 84, Original Plat; thence north from the southwest corner of Lot 6, Block 84, Original Plat to the south line of Thayer Avenue; thence

east along the south line of Thayer Avenue to the east line of Mandan Street; thence north along the east line of Mandan Street to the south line of Rosser Avenue; thence east along the south line of Rosser Avenue to the east line of First Street; thence south along the east line of First Street to the northwest corner of Lot 18, Block 110, Original Plat; thence east from this point to the east line of Second Street; thence north along the east line of Second Street to the south line of Rosser Avenue; thence east along the south line of Rosser Avenue to the east line of Third Street; thence north along the east line of Third Street to the south line of Avenue A; thence east along the south line of Avenue A to the east line of Lot 4, Block 26, Northern Pacific Second Addition; thence south from this point along the center line of Block 26, Northern Pacific Second Addition and Block 126, Original Plat to the south line of Rosser Avenue; thence east along the south line of Rosser Avenue to the west line of Eighth Street; thence south along the west line of Eighth Street to the south line of Thayer Avenue; thence east along the south line of Thayer Avenue to the point of beginning, the following off-street parking provisions shall apply:

a. For any new building replacing a building existing at the date of this article, a new building being constructed on vacant land or any building in which the floor space is increased by any additions or structural alterations, off-street parking space will not be required under this article, but will be provided by the City of Bismarck, as the governing body of this city may from time to time provide by eminent domain, or other authorized legal means, and assess against the benefited property.

b. Notwithstanding any other requirements of this section relative to off-street parking, off-street loading shall be provided as designated elsewhere in this section.

9. Location of required parking and loading facilities. The off-street parking facilities required by this section shall be on the same lot or parcel of land as the structure they are intended to serve; provided, however, when practical difficulties, prevent the establishment of such facilities upon the same lot or parcel, they shall be furnished within four hundred feet (400) of the premises to

which they are appurtenant. Off-site parking lots within residential areas are subject to the requirements of Section 14-03-08(4)(x). The off-street loading facilities required by this section shall in all cases be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements of this article. All required off-street parking and loading facilities along with all ingress and egress driveways thereto shall be zoned appropriately for the principal use which they are intended to serve.

10. Plan of required off-street parking or loading areas. For the purpose of converting parking or loading spaces into the required parking or loading area, plans must be submitted to the Zoning Administrator to show how the required parking or loading space shall be arranged in the area supplied for that purpose and to indicate sufficient space for parking maneuvers, as well as adequate ingress and egress to the parking or loading area. For each parking space, not under roof, there shall be provided additional area for lanes, alleys, aisles and drives necessary for safe and adequate parking maneuvering. For each off-street loading space required by this section there shall be provided space clear and free of all obstructions, at least ten (10) feet in width, fifty feet (50) feet in length and fourteen (14) feet in height. Off-street parking and off-street loading space shall be provided with methods of ingress and egress such that it will be unnecessary for trucks or tractor-trailer combinations to back into them from a street or out of them into a street.

11. Use of required off-street parking by another building. No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this section shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage for such structures will not be simultaneous with each other, as determined by the board of adjustment.

12. Maintenance of public off-street parking places provided. All off-street parking facilities for the use of the public required pursuant to the provisions of this section shall be paved, drained, lighted and periodically

maintained by the owner in accordance with specifications of the city engineer, and such facilities shall be arranged for convenient access and safety of pedestrians and vehicles. No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces be reduced except upon the approval of the board of adjustment and then only after proof that, by reason of diminution of floor space, seating capacity, number of employees, or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this section.

13. Collective action relative to off-street parking and loading. Nothing in this title shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more buildings or uses, if the total of such spaces when used together shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with this section.

14. Mixed uses. In the case of mixed uses, except as provided for in subsection 1(h)(2) of this section for a multi-tenant shopping center, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified in subsections 1 and 2 of this section, and the off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

15. Nonconforming uses. In the case of nonconforming uses where major repairs, substantial alterations or extensions are made, no such major repairs, substantial alterations or extensions shall be permitted unless and until the off-street parking and off-street loading facility space requirements of this section, so far as they apply to the use to which such building is devoted, shall be fully provided for. Provided, however, this item shall not apply to the rebuilding of nonconforming uses that are being rebuilt according to section 14-03-09 of the zoning ordinance, or to structures located upon lots in districts being assessed for city-operated parking lots.

16. Vacant lots. Vacant lots may be used for temporary off-street parking purposes if they meet the following criteria:

a. Location. Lot is located not more than six hundred (600) feet in distance from a parking district boundary.

b. Surfacing. Lot shall be surfaced and said surfacing shall be approved by the city engineer.

c. Access. Lot shall have separate ingress and egress driveways and said driveways shall be approved by the city engineer.

d. Minimum size. Lot shall be of sufficient size to contain not less than ten (10) automobiles, with each parking space at least nine (9) feet wide and twenty feet long, in addition to the ingress and egress driveways required.

e. Permit. Lots shall be authorized by the issuance of a certificate of occupancy from the director of inspection's office following compliance with and receipt of approval of items a, b, c and d described above.

*(Ord. 4117, 12-30-86; Ord. 4213, 8-02-88; Ord. 4323, 4-24-90; Ord. 4236, 1-17-89; Ord. 4325 and 4326, 4-24-90 & 5-01-90; Ord. 4333, 6-05-90; Ord. 4332, 6-05-90; Ord. 4336, 7-31-90; Ord. 4770, 06-25-96; Ord. 4821, 02-25-97; Ord. 4863, 08-12-97; Ord. 4936, 09-08-98; Ord. 5206, 10-08-02; Ord. 5207, 10-08-02; Ord. 5247, 04-22-03; Ord. 5295, 02-24-04; Ord. 5501, 04-25-06; Ord. 5527, 06-27-06; Ord. 5693, 09-23-08; Ord. 5728, 05-26-09; Ord. 5852, 11-22-11; Ord. 6028, 01-28-14; Ord. 6040, 04-22-14; Ord. 6043, 04-22-14; Ord. 6050, 05-27-14)*

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date. This ordinance shall take effect following final passage, adoption and publication.

PERMIT ACTIVITY REPORT - MTD  
DATE SELECTION 1/2016

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

Census Code	1/2016		1/2015		1/2016		1/2015	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
SINGLE FAMILY DETACHED	1	\$129,108.00	0	\$0.00	0	\$0.00	0	\$0.00
ROWHOUSE (2) 1-HR FIRE SEPARATION	8	\$1,456,704.00	0	\$0.00	0	\$0.00	0	\$0.00
MANUFACTURED HOMES	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
MOBILE HOME EXTRAS	1	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00
NON-STRUCTURAL DEVELOPMENT	1	\$0.00	2	\$0.00	0	\$0.00	0	\$0.00
CHURCHES & RELIGIOUS	1	\$99,622.00	0	\$0.00	0	\$0.00	0	\$0.00
INDUSTRIAL BUILDINGS	3	\$13,000.00	2	\$184,190.00	0	\$0.00	2	\$1,694,788.00
HOSPITALS & INSTITUTIONAL	2	\$85,000.00	0	\$0.00	0	\$0.00	0	\$0.00
OFFICE; BANK; & PROFESSIONAL BUILDINGS	1	\$90,000.00	2	\$5,440,000.00	0	\$0.00	0	\$0.00
RETAIL SALES	1	\$42,600.00	0	\$0.00	0	\$0.00	0	\$0.00
OTHER NEW	0	\$0.00	6	\$394,990.00	0	\$0.00	0	\$0.00
ROOM ADDITIONS	1	\$23,253.75	0	\$0.00	0	\$0.00	0	\$0.00
DECKS PORCHES & COVERED PATIOS	5	\$16,560.00	0	\$0.00	0	\$0.00	6	\$10,800.00
SWIMMING POOLS & SPAS	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
OTHER	5	\$142,647.00	4	\$46,851.50	1	\$3,600.00	0	\$0.00
BASEMENT FINISH	21	\$106,054.25	17	\$77,858.50	3	\$19,097.85	1	\$8,075.00
COMMERCIAL BUILDINGS	16	\$1,995,200.00	0	\$0.00	0	\$0.00	0	\$0.00
OFFICE BUILDINGS	1	\$7,500.00	0	\$0.00	0	\$0.00	0	\$0.00
OTHER ADDITIONS	0	\$0.00	2	\$57,000.00	0	\$0.00	0	\$0.00
COMMERCIAL	1	\$0.00	2	\$0.00	0	\$0.00	0	\$0.00
MISC TEMPORARY STRUCTURES	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
NEW SIGN PERMITS	14	\$198,022.02	4	\$28,721.24	0	\$0.00	0	\$0.00

PERMIT ACTIVITY REPORT - MTD  
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\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Census Code	1/2016		1/2015		1/2016		1/2015	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
SIGN ALTERATION	2	\$19,564.46	0	\$0.00	0	\$0.00	0	\$0.00
<b>Total</b>	<b>87</b>	<b>\$4,426,635.48</b>	<b>42</b>	<b>\$6,229,611.24</b>	<b>4</b>	<b>\$22,697.85</b>	<b>9</b>	<b>\$1,713,663.00</b>

PERMIT ACTIVITY REPORT - MTD  
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\*\*\*\*\*City\*\*\*\*\*ETA\*\*\*\*\*

Trade Permit Type	1/2016		1/2015		1/2016		1/2015	
	Permits	Valuations	Permits	Valuations	Permits	Valuations	Permits	Valuations
BUILDING ELECTRICAL ALTERATION	89	\$51,410.00	27	\$0.00	0	\$0.00	1	\$0.00
BUILDING ELECTRICAL NEW RESIDENTIAL	38	\$0.00	21	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL SERVICE UPGRADE	14	\$0.00	4	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL ACCESSORY	4	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL ELEVATOR	4	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL HVAC APPLIANCE	6	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL NEW COMMERCIAL	37	\$259,945.00	6	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL OTHER	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL POOL	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING MECHANICAL ALTERATION	7	\$231,500.00	4	\$274,935.00	1	\$1,200.00	1	\$800.00
BUILDING MECHANICAL FIREPLACE	16	\$50,386.00	7	\$23,300.00	5	\$16,500.00	0	\$0.00
BUILDING MECHANICAL HVAC APPLIANCE	40	\$266,478.20	10	\$32,935.00	2	\$30,940.00	0	\$0.00
BUILDING MECHANICAL NEW CONSTRUCTION	79	\$3,791,342.00	30	\$347,130.00	5	\$864,190.00	6	\$64,547.00
BUILDING MECHANICAL OTHER	0	\$0.00	2	\$118,857.00	0	\$0.00	0	\$0.00
BUILDING MECHANICAL WATER HEATER	40	\$42,966.00	10	\$21,374.99	4	\$5,943.00	1	\$1,708.00
BUILDING PLUMBING	55	\$1,718,677.55	11	\$107,600.00	3	\$23,933.00	0	\$0.00
BUILDING SEPTIC	0	\$0.00	0	\$0.00	1	\$0.00	12	\$0.00
BUILDING SEPTIC EVALUATION	0	\$0.00	0	\$0.00	1	\$0.00	0	\$0.00
<b>Total</b>	<b>429</b>	<b>\$6,412,704.75</b>	<b>135</b>	<b>\$926,131.99</b>	<b>22</b>	<b>\$942,706.00</b>	<b>21</b>	<b>\$67,055.00</b>

PERMIT ACTIVITY REPORT - MTD  
DATE SELECTION 1/2016

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

	1/2016	1/2015	1/2016	1/2015
Living Units	Units	Units	Units	Units
OTHER NEW	0	0	0	0
MANUFACTURED HOMES	1	0	0	0
ROWHOUSE (2) 1-HR FIRE SEPARATION	8	0	0	0
SINGLE FAMILY DETACHED	1	0	0	0
<b>Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

PERMIT ACTIVITY REPORT - YTD  
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MANUFACTURED HOMES	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
MOBILE HOME EXTRAS	1	\$1,800.00	0	\$0.00	0	\$0.00	0	\$0.00
NON-STRUCTURAL DEVELOPMENT	1	\$0.00	2	\$0.00	0	\$0.00	0	\$0.00
CHURCHES & RELIGIOUS	1	\$99,622.00	0	\$0.00	0	\$0.00	0	\$0.00
INDUSTRIAL BUILDINGS	3	\$13,000.00	2	\$184,190.00	0	\$0.00	2	\$1,694,788.00
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OFFICE; BANK; & PROFESSIONAL BUILDINGS	1	\$90,000.00	2	\$5,440,000.00	0	\$0.00	0	\$0.00
RETAIL SALES	1	\$42,600.00	0	\$0.00	0	\$0.00	0	\$0.00
OTHER NEW	0	\$0.00	6	\$394,990.00	0	\$0.00	0	\$0.00
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OTHER	5	\$142,647.00	4	\$46,851.50	1	\$3,600.00	0	\$0.00
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OTHER ADDITIONS	0	\$0.00	2	\$57,000.00	0	\$0.00	0	\$0.00
COMMERCIAL	1	\$0.00	2	\$0.00	0	\$0.00	0	\$0.00
MISC TEMPORARY STRUCTURES	1	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
NEW SIGN PERMITS	14	\$198,022.02	4	\$28,721.24	0	\$0.00	0	\$0.00

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PERMIT ACTIVITY REPORT - YTD  
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Permit Type	1/2016		1/2015		1/2016		1/2015	
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BUILDING ELECTRICAL ACCESSORY	4	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL ELEVATOR	4	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL HVAC APPLIANCE	6	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL NEW COMMERCIAL	37	\$259,945.00	6	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL OTHER	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING ELECTRICAL POOL ALTERATION	0	\$0.00	1	\$0.00	0	\$0.00	0	\$0.00
BUILDING MECHANICAL FIREPLACE	7	\$231,500.00	4	\$274,935.00	1	\$1,200.00	1	\$800.00
BUILDING MECHANICAL HVAC APPLIANCE	16	\$50,386.00	7	\$23,300.00	5	\$16,500.00	0	\$0.00
BUILDING MECHANICAL NEW CONSTRUCTION	40	\$266,478.20	10	\$32,935.00	2	\$30,940.00	0	\$0.00
BUILDING MECHANICAL OTHER	79	\$3,791,342.00	30	\$347,130.00	5	\$864,190.00	6	\$64,547.00
BUILDING MECHANICAL WATER HEATER	0	\$0.00	2	\$118,857.00	0	\$0.00	0	\$0.00
BUILDING PLUMBING	40	\$42,966.00	10	\$21,374.99	4	\$5,943.00	1	\$1,708.00
BUILDING SEPTIC	55	\$1,718,677.55	11	\$107,600.00	3	\$23,933.00	0	\$0.00
BUILDING SEPTIC EVALUATION	0	\$0.00	0	\$0.00	1	\$0.00	12	\$0.00
<b>Total</b>	<b>429</b>	<b>\$6,412,704.75</b>	<b>135</b>	<b>\$926,131.99</b>	<b>22</b>	<b>\$942,706.00</b>	<b>21</b>	<b>\$67,055.00</b>

PERMIT ACTIVITY REPORT - YTD  
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	1/2016	1/2015	1/2016	1/2015
Living Units	Units	Units	Units	Units
OTHER NEW	0	0	0	0
MANUFACTURED HOMES	1	0	0	0
ROWHOUSE (2) 1-HR FIRE SEPARATION	8	0	0	0
SINGLE FAMILY DETACHED	1	0	0	0
<b>Total</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>