



Regular Planning Commission Meeting

Tuesday, May 12, 2026, at 5:30 PM

City Council Chambers, City Hall (10 3rd Ave SW)

Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVE THE APRIL 14, 2026 REGULAR MEETING MINUTES

5. PUBLIC HEARING

5.1. CASE #2026-21 - ALMY THIRD ADDITION - PRELIMINARY PLAT, ZONING MAP AMENDMENT

Public hearing request by Cory & Tracy Almy, owners for a request of a zoning map amendment from "R1" Single Family Residential District to "AG" Agricultural District and a Preliminary Plat. The legal description for the property is Lot 1 Almy Addition and Lot 2 Almy Second Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 2815 27th St. SE.

5.2. CASE #2026-24 - LOTS 1-4, BLOCK 1, URIJAH'S FOURTH ADDITION - PRELIMINARY PLAT

Public hearing request by Curtis Freeman, KLJ Engineering, representing BK Properties LLC., owner for a request of a preliminary plat. The legal description for the property is Lot 2, Block 1, Urijah's Second Addition and Lot 2 Urijah's 3rd Addition to the City of Minot, Ward County, North Dakota.

The subject property address is 3820 & 3850 38th St. SE

5.3. CASE #2026-27 - POST ONE PROPERTIES ADDITION - PRELIMINARY

PLAT, ZONING MAP AMENDMENT

Public hearing request by Rob Berard, Ackerman Surveying, representing Post One Properties LLC., owners for a request of a zoning map amendment from "M1" Light Industrial District to "C2" General Commercial District and a Preliminary Plat. The legal description for the property is A Portion of SW 1/4 NE 1/4 SE 1/4 NW 1/4 NE 1/4 SW 1/4 NW 1/4 SE Less HWY Right-of-Way Section 32, Township 155, Range 82, Outlot B of NE1/4 SE 1/4 Section 32, Township 155, Range 82 and Lots A & B of Outlot 23 Section 32, Township 155, Range 82, Ward County, North Dakota
The subject property address is 3100 HWY 52 S.

5.4. CASE #2026-29 - STONEBRIDGE FARMS 8TH ADDITION - PUD, ZONING MAP AMENDMENT, PRELIMINARY PLAT

Public hearing request by Rob Berard, Ackerman Surveying, representing Four Seasons Construction Inc., owners for a request of a preliminary plat, zoning map amendment from "AG" Agricultural District to "R1S" Single Family Residential District with Small Lot Flexibility and a Planned Unit Development (PUD). The legal description for the property is SE 1/4 Less the N 40' Section 1, Township 155, Range 83 and Stonebridge Farms 1st and 4th Additions to the City of Minot, Ward County, North Dakota
The subject property address is unassigned.

6. PERSONAL APPEARANCES

6.1. PERSONAL APPEARANCES

7. MISCELLANEOUS AND DISCUSSION ITEMS

8. ADJOURNMENT

INTRO

The Planning Commission evaluates land use applications for compliance with the standards and procedural requirements outlined within the Zoning Supplement to the City of Minot (Zoning Code) and North Dakota Century Code. Further, the Planning Commission is tasked to ensure development within the City of Minot aligns with the City of Minot 2012 Comprehensive Plan (Comprehensive Plan).¹

Planning Department staff are assigned to support the Planning Commission by reviewing applications for compliance with the Zoning Code and alignment with the Comprehensive Plan. Staff summarizes this information to the Planning Commission in the form of written staff reports, which include a recommendation. Oral presentations summarizing a staff report and any additional information obtained since the date said staff report was written is provided as determined necessary by the Planning Commission.

Planning Commission is not required to follow City staff recommendation. However, a deviation from staff's recommendation may require clarification to the findings of fact along with clearly stated reasoning for any alternative recommendation.

Finally, staff is not able to anticipate all information entered into the record via Planning Commissioner discussion or provided by the public during the open public comment period. Staff is available to answer any questions which may arise through discussion.

The Planning Commission renders a decision for variances, interim use permits, and conditional use permits that may be appealed to City Council. The Planning Commission provides recommendations to City Council for all other land use applications.

DECORUM

Persons attending public hearings are expected to conduct themselves with decorum to assure fairness and equity in the proceedings. Participants must:

- Step to the podium/microphone each time you wish to be recognized by the Planning Commission to offer a comment, or to ask or answer a question, and state your name for the record. To ensure minutes of the meeting accurately reflect the individual for which statements are made a sign-in sheet is provided at the podium for those wishing to speak.
- Address all testimony, comments and questions to the Chair of the Commission and not the other participants, the applicant, or the staff. The Chair of the Commission will determine the appropriateness of all questions and when and where to direct them.
- Allow others in attendance an opportunity to present their testimony. Do not interrupt the proceedings with applause, heckling, outbursts or other disruptive behavior.
- Address the issues and application that are before the Commission. These proceedings are not the forum to discuss the appropriateness of particular land use policies, regulations, or alternatives.
- Please silence your phones or set them to vibrate at this time.

¹ Per N.D.C.C 40-48-09, the basic purpose of the plan:

...The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs, which, in accordance with present and future needs, best will promote the amenities of life, health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including adequate provision for light and air, distribution of population, good civic design and arrangement, wise and efficient expenditure of public funds, the adequate provision of public utilities and other public requirements, the improvement and control of architecture, and the general embellishment of the area under its jurisdiction.

On April 14, 2026, a Regular Planning Commission Meeting of the Minot Planning Commission was held in the City Council Chambers, City Hall (10 3rd Ave SW). Vice-Chairman Baumann called the meeting to order at 05:31 PM.

1. ROLL CALL

Members Present: Tim Baumann, Robert Kibler, Serena Pontenila, Darrik Trudell, Robert Amick, Tanner Dockter, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman

Members Absent: Annette Mennem, Dustin Offerdahl, Bradly Wolff

City Staff: Nick Schmitz, Emily Huettl, Brian Billingsley, Hannah Hornberger, Doug Diedrichsen, Dan Falconer, Jennifer Kleen

Others Present: Ray Cook, Wade Vogel, Pat Kraft

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTIONS AND DECORUM

Welcome to our new Planning Commissioners Erin Parker & Melinda Goodman.

3.1. INTRODUCTIONS AND DECORUM HANDOUT

4. PLANNING COMMISSION

4.1. APPROVE THE MARCH 10, 2026 REGULAR MEETING MINUTES

The motion to approve March 10, 2026 regular meeting minutes was initiated by Ziegler seconded by Trudell and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Serena Pontenila, Darrik Trudell, Robert Amick, Tanner Dockter, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5. PUBLIC HEARING

5.1. CASE #2026-18 - 55TH CROSSING 3RD ADDITION LOT 5A BLOCK 2 - VARIANCE

Mr. Diedrichsen reviewed the staff report.

Vice-Chairman Baumann opened the public hearing to the public for testimony.

No one appeared to testify.

Vice-Chairman Baumann closed the public hearing.

The motion to approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Amick and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Serena Pontenila, Darrik Trudell, Robert Amick, Tanner Dockter, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5.2. CASE #2026-19 - NORTHIDGE VILLAS 2ND ADDITION - ZONE CHANGE

Mr. Diedrichsen reviewed the staff report.

Vice-Chairman Baumann opened the public hearing to the public for testimony with development, would like to thank the commission for even hearing the application. Vice-Chairman Baumann closed the public hearing.

The motion to approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Amick seconded by Planning Commission Representative Kibler and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Serena Pontenila, Darrik Trudell, Robert Amick, Tanner Dockter, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

5.3. CASE #2026-20 - SOUTHGATE 3RD ADDITION LOT 3 - CONDITIONAL USE PERMIT

Mr. Diedrichsen reviewed the staff report.

The Commissioners and City Staff had a discussion.

Vice-Chairman Baumann opened the public hearing to the public for testimony.

Wade Vogel, the applicant, informed the commissioners he is open to answering any questions they have.

Pat Kraft, neighbor, concerns about drainage in their retention pond.

Assistant City Engineer, Emily Huettl, spoke on the Storm Water Plan.

Vice-Chairman Baumann closed the public hearing.

The motion to approve based on staff's recommendation and findings of fact was initiated by Planning Commission Representative Kibler seconded by Planning Commission Representative Dockter and carried by the following roll call vote: ayes: Tim Baumann, Robert Kibler, Serena Pontenila, Darrik Trudell, Robert Amick, Tanner Dockter, Kasper Ziegler, Roger Reich, Erin Parker, Melinda Goodman; nays: None.

6. PERSONAL APPEARANCES

No one appeared to comment.

7. MISCELLANEOUS AND DISCUSSION ITEMS

7.1. THANK YOU TO PLANNING COMMISSIONER ANNETTE MENNUM AND HER SERVICE.

8. ADJOURNMENT

With no further business, Vice-Chairman Baumann adjourned the meeting at 6:01 pm.



**Planning Commission
Staff Report**

Application Date: 03/13/2026
Date of Staff Report: 04/23/2026
Planning Commission Meeting: 05/12/2026

Staff Contact: Doug Diedrichsen AICP, Principal Planner
Staff Recommendation: Approval

Case Number: 2026-21

Project Name: Almy 3rd Addition – Prelim Plat,
Zone Change

Current Legal Description: See Project
Description

Proposed Legal Description: Lots 1 & 2 of Almy
3rd Addition to the City of Minot

Present Address: 2815 27th St. SE.

Representative: Ron Berard

Owner: Cory & Tracy Almy

Entitlements Requested: Preliminary Plat approval,
Zoning Map Amendment from “RR” Rural Residential
District to “AG” Agricultural District on Lot 2. Lot 1 will
remain “RR” Rural Residential.

Present Zone(s): “RR” Rural Residential

Present Use(s): Agricultural lot, Single family
home

Uses Allowed in Present Zone(s): See Chapter 2.2
for allowed and conditionally permitted uses
within each district.

Present Future Land Use Map Designation: Rural
Residential

Proposed Zone(s): “RR” Rural Residential District lot 1,
and “AG” Agricultural District on lot 2

Proposed Use(s): Single family home & agricultural use
on Lot 1, Agriculture on lot 2

Uses Allowed in Proposed Zone(s): See Chapter 2.2 for
allowed and conditionally permitted uses within each
district

Proposed Future Land Use Map Designation: No
Change

PROJECT DESCRIPTION:

Public hearing request by Cory & Tracy Almy, owners for a request of a zoning map amendment from "R1" Single Family Residential District to "AG" Agricultural District and a Preliminary Plat. The legal description for the property is Lot 1 Almy Addition and Lot 2 Almy Second Addition to the City of Minot, Ward County, North Dakota

The subject property address is 2815 27th St. SE.

An aerial map of the subject property may be found in **Exhibit 1**

BACKGROUND INFORMATION:

The property owner seeks to subdivide a residential lot from an agricultural lot and change the zoning on the additional residential lot to "RR" Rural Residential.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map are provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff's report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Almy 3rd Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied.

Sections 10.3-14 relates to sidewalks, Section 10.3-14 is not applicable.

Section 10.3-15 related to public utilities is satisfied. Any expansion or connection to public utilities would be at the expense of the developer. Connection fees would apply at the rate set for this district, to be collected at the time of building permit application.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Zoning Map Amendment Analysis:

Section 9.1-7 of the Minot Land Development Code provides the procedures for amending the official zoning map of the City of Minot. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. Section 9.1-7 D. recognizes that the future land use map may need to be amended to support any rezoning request. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

The subject property future land use designation is Rural Residential, which aligns with the proposed zone change to "AG" Agricultural District for the realignment of Lot 2. Staff finds no future land use map amendment is necessary.

Section 9.1-7 E. 2. requires the Planning Commission to provide findings of fact to ensure the criteria included in Section 9.1-7 H. has been satisfied in order to support any recommendation regarding any proposed changes to the zoning map or Future Land Use Map. Staff provides the following guidance:

Section 9.1-7 H. relates to whether or not the proposed zoning map amendment is justified due to a change in conditions, error in the zoning map, or by in order to fulfill the future land use map of the Comprehensive Plan.

The request stems from an effort to realign lots that currently align zoning with the Future Land Use Map, as the “RR” Rural Residential District is a complimentary zone to the Rural Residential designation on the FLU map and with the change being a realignment of the property boundaries. Section 9.1-7 H. 1 is satisfied.

The City and other agencies will be able to provide necessary public services and facilities to serve the proposed development. Section 9.1-7 H. 2 is satisfied.

Section 9.1-7 H. 3. requires that the proposed zoning map amendment will not substantially diminish the condition or value of property in the vicinity. Staff finds no evidence that the zoning map amendment to “AG” Agricultural District will diminish the condition or value of property within the vicinity. The adjacent properties have primary been developed with single family homes or agricultural uses. Section 9.1-7. H. 3. is satisfied.

Section 9.1-7. H. 4. requires the zoning change to be consistent with the purpose of the Land Development Ordinance of the City of Minot, the Comprehensive Plan, and other adopted plans and policies of the City. The proposed development must comply with all development standards within the Land Development Ordinance of the City of Minot and the zoning map amendment aligns with the future land use designation of Rural Residential in the City of Minot 2040 Comprehensive Plan. Therefore, Section 9.1-7. H 4. is satisfied.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

FINDINGS OF FACT:

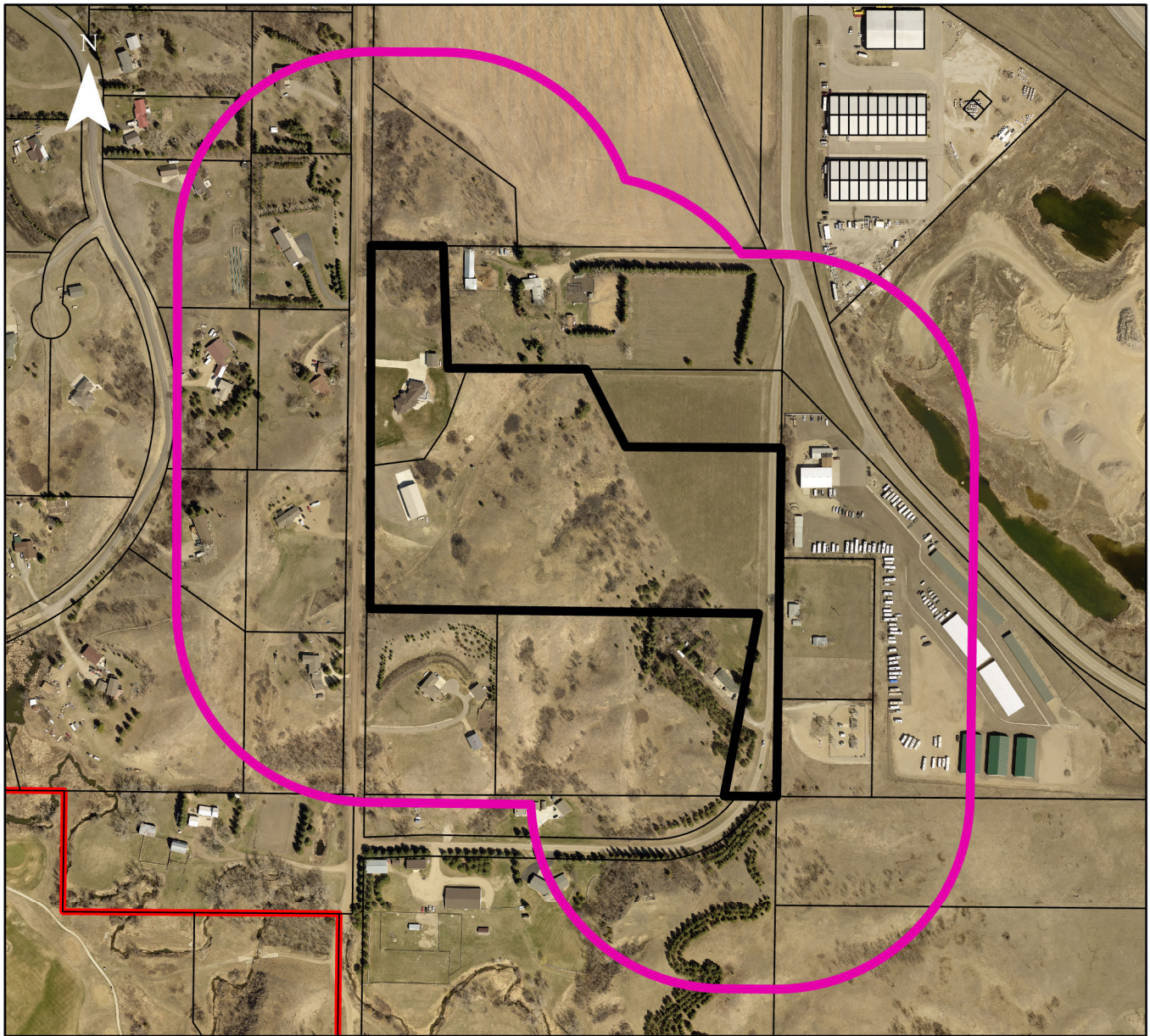
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application for preliminary plat and zoning map amendment.
- 2) The applicant’s request is consistent with the bulk requirements of Chapter 2.6 – “RR” Rural Residential District and “AG” Agricultural District of the Land Development Ordinance of the City of Minot (LDO).
- 3) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 4) The present zoning is “AG” Agricultural District and “RR” Rural Residential.
- 5) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Rural Residential.
- 6) Section 9.1-7 H. 1. is satisfied, as the FLU map denotes this area as Rural Residential and the proposal is to zone the property as “AG” Agricultural District is in alignment with the FLU map designation.
- 7) Section 9.1-7 H. 2 is satisfied, as the City and other public agencies will be able to provide services to support the request.

- 8) Section 9.1-7 H. 3 is satisfied, as there exists no evidence that the proposed development will substantially diminish the condition or value of property in the vicinity.
- 9) The zoning map amendment is consistent with the purpose of the Minot Land Development Ordinance and other adopted policies of the City per Section 9.1-7 H. 4.
- 10) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

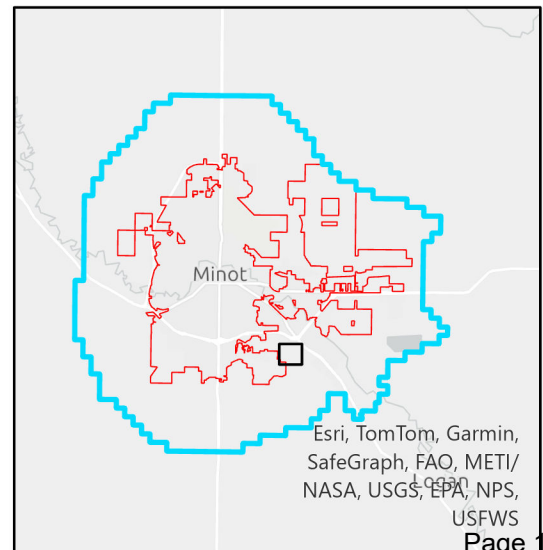
Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “RR” Rural Residential District to “AG” Agricultural District and Planning Commission recommend approval of the preliminary plat for Almy 3rd Addition without conditions.



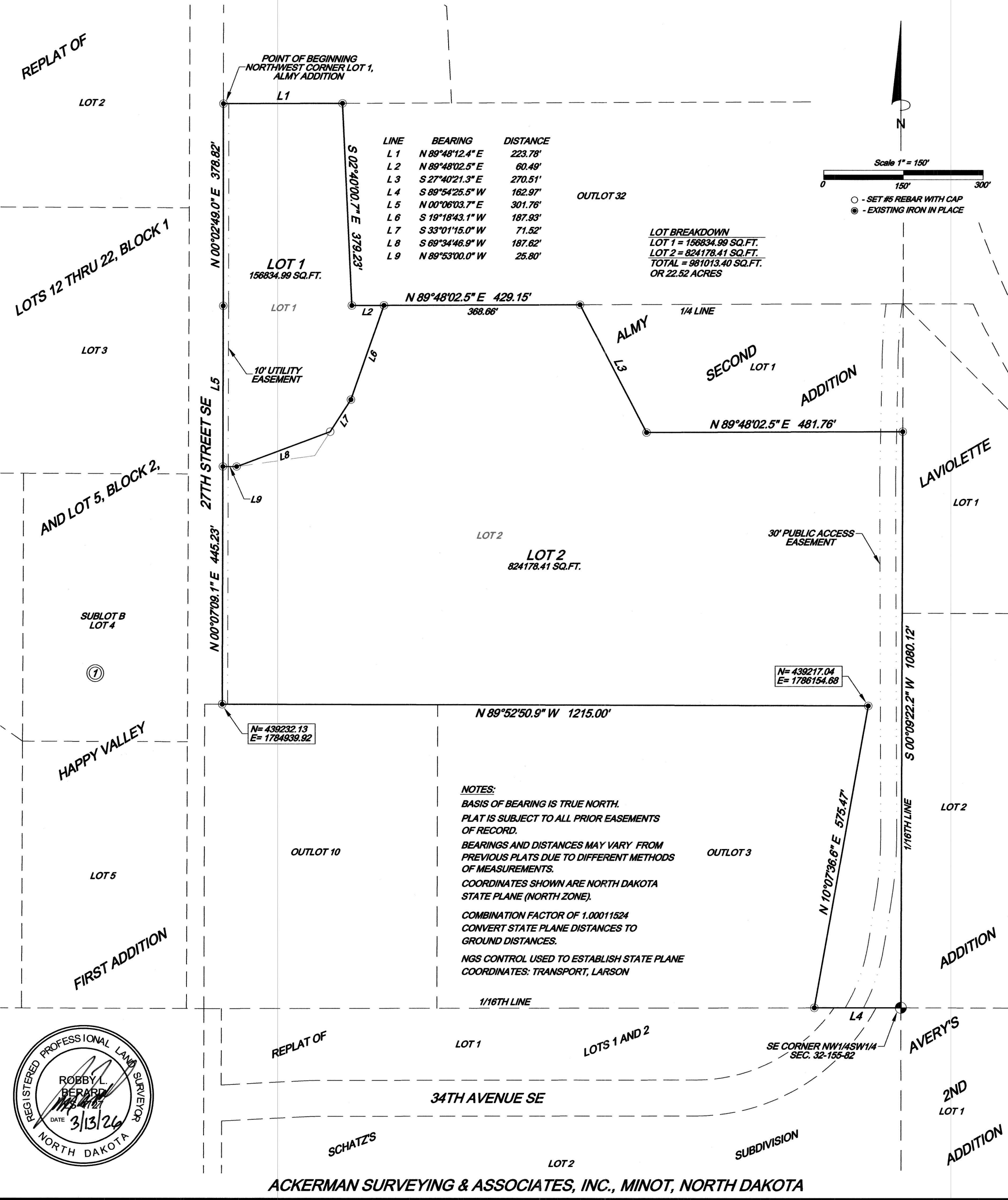
0 345 690 1,380 Feet

Legend

- | | |
|---|---|
|  Case # 2026-21 |  City Limits |
|  Case 2026-21 Notification Area |  Two Mile Boundary |



ALMY THIRD ADDITION
TO THE CITY OF MINOT, NORTH DAKOTA
(BEING LOT 1, ALMY ADDITION AND LOT 2, ALMY SECOND ADDITION
TO THE CITY OF MINOT, NORTH DAKOTA)



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT CORY A. ALMY AND TRACY L. ALMY, BEING OWNERS AND PROPRIETORS OF LOT 1, ALMY ADDITION AND LOT 2, ALMY SECOND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, ALMY ADDITION TO THE CITY OF MINOT, NORTH DAKOTA, A PLAT ON RECORD AT THE WARD COUNTY RECORDERS OFFICE; THENCE N 89°48'12.4" E, A DISTANCE OF 223.78 FEET; THENCE S 02°40'00.7" E, A DISTANCE OF 379.23 FEET TO THE NORTH BOUNDARY OF THE SW1/4 OF SECTION 32; THENCE N 89°48'02.5" E, ALONG THE NORTH BOUNDARY OF THE SW1/4 OF SECTION 32, A DISTANCE OF 429.15 FEET; THENCE S 27°40'21.3" E, A DISTANCE OF 270.51 FEET; THENCE N 89°48'02.5" E, A DISTANCE OF 481.76 FEET TO THE EAST BOUNDARY OF THE NW1/4SW1/4 OF SECTION 32; THENCE S 00°09'22.2" W, ALONG THE EAST BOUNDARY OF THE NW1/4SW1/4 OF SECTION 32, A DISTANCE OF 1080.12 FEET TO THE SOUTHEAST CORNER OF THE NW1/4SW1/4 OF SECTION 32; THENCE S 89°54'25.5" W, ALONG THE SOUTH BOUNDARY OF THE NW1/4SW1/4 OF SECTION 32, A DISTANCE OF 162.97 FEET; THENCE N 10°07'36.6" E, A DISTANCE OF 575.47 FEET; THENCE N 89°52'50.9" W, A DISTANCE OF 1215.00 FEET; THENCE N 00°07'09.1" E, A DISTANCE OF 445.23 FEET; THENCE N 00°06'03.7" E, A DISTANCE OF 301.76 FEET; THENCE N 00°02'49.0" E, A DISTANCE OF 378.82 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 22.52 ACRES. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON TO BE KNOWN AS ALMY THIRD ADDITION TO THE CITY OF MINOT, NORTH DAKOTA AND HEREBY DONATE AND DEDICATE THE EASEMENTS AS SHOWN HEREON, TO THE PUBLIC FOR PUBLIC USE, IN WITNESS WHEREOF THE OWNERS HAVE HEREUNTO AFFIXED THEIR SIGNATURES.

CORY A. ALMY
TRACY L. ALMY

STATE OF NORTH DAKOTA
COUNTY OF WARD

ON THIS 13th DAY OF March, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED CORY A. ALMY AND TRACY L. ALMY, WELL KNOWN TO ME TO BE THE PERSONS DESCRIBED IN THE FOREGOING DESCRIPTION AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

ROBBY L. BERARD
Notary Public
State of North Dakota
My Commission Expires Dec. 28, 2027

NOTARY PUBLIC, COUNTY OF WARD, STATE OF NORTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBBY L. BERARD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE FOREGOING DESCRIBED TRACT OF LAND, THAT LOTS, DISTANCES, AREAS AND LOCATIONS AS SHOWN ON THE FOREGOING PLAT AND CONTAINED IN THE DESCRIPTION THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

ROBBY L. BERARD, RLS NO. 4727

STATE OF NORTH DAKOTA
COUNTY OF WARD

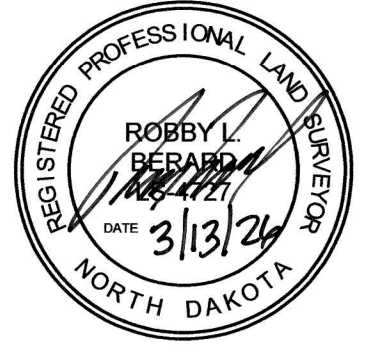
ON THIS 13th DAY OF March, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED ROBBY L. BERARD, REGISTERED LAND SURVEYOR, WELL KNOWN TO ME TO BE SUCH AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE AS HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES:

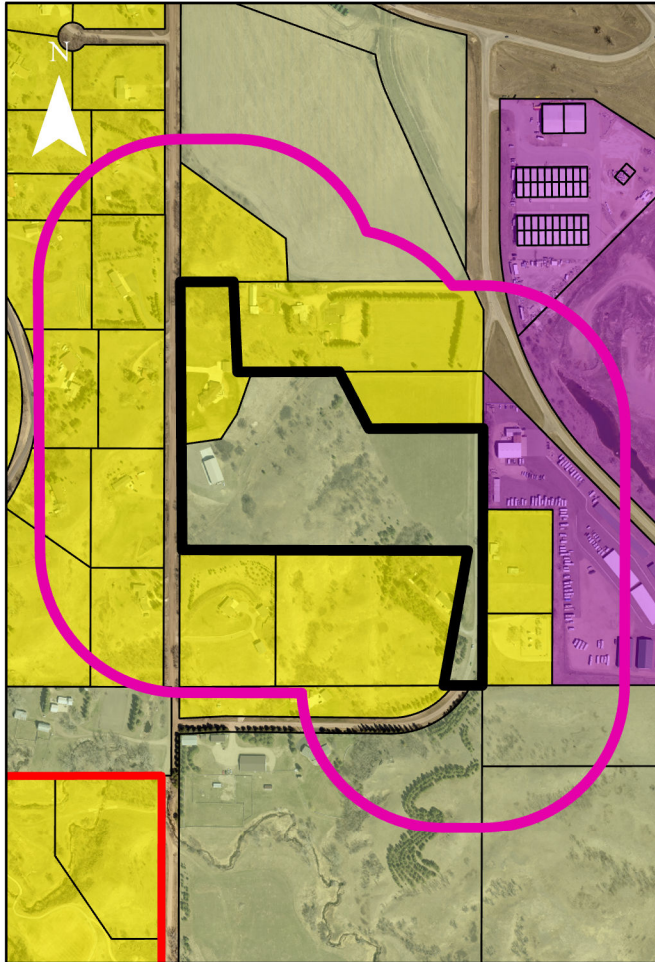
CHAD ATTERTON
Notary Public
State of North Dakota
My Commission Expires Nov. 11, 2028

NOTARY PUBLIC, WARD COUNTY, STATE OF NORTH DAKOTA

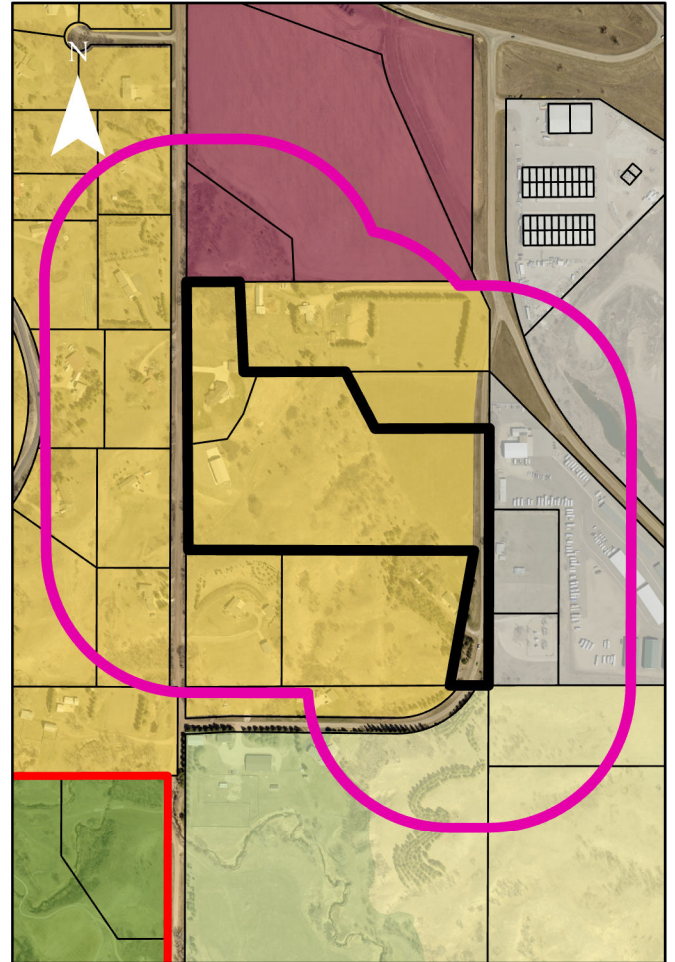
APPROVED: _____ DATE: _____
CITY OF MINOT ENGINEER



ZONING



FUTURE LAND USE

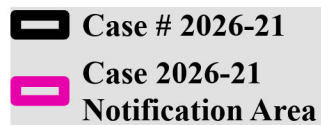


0 380 760 1,520 Feet

Zoning



Both Maps



Land Use Type



Exhibit 4 – Site Photos







**Planning Commission
Staff Report**

Application Date: 03/11/2026
Date of Staff Report: 04/24/2026
Date of Planning Commission Meeting: 05/12/2026

Staff Contact: Doug Diedrichsen AICP, Principal Planner
Staff Recommendation: Approval

Case Number: 2026-24

Project Name: Urijah's Fourth Addition – Preliminary Plat

Current Legal Description: See the project description below.

Proposed Legal Description: Lots 1, 2, 3 & 4 of Urijah's Fourth Addition to the City of Minot

Present Address: See the project description below.

Owners: BK Properties LLC

Representative: Curtis Freeman

Entitlements Requested: Major Subdivision Preliminary Plat

Present Zone(s): "R1" Single Family Residential District

Present Use(s): Single Family home and vacant land

Uses Allowed in Present Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Present Future Land Use Map Designation: Rural Residential

Proposed Zone(s): No Change

Proposed Use(s): Single Family homes

Uses Allowed in Proposed Zone(s): See Table 2.2 for allowed and conditionally permitted uses within each district.

Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by Curtis Freeman, KLJ Engineering, representing BK Properties LLC., owner for a request of a preliminary plat. The legal description for the property is Lot 2, Block 1, Urijah's Second Addition and Lot 2 Urijah's 3rd Addition to the City of Minot, Ward County, North Dakota

The subject property address is 3820 & 3850 38th St. SE

An aerial photo of the subject property can be found in **Exhibit 1**.

BACKGROUND INFORMATION:

The property owner seeks to subdivide two lot into four lots. The proposed subdivision will create four lots from two previously platted subdivision lots.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map are provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff's report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes four lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Urijah's Fourth Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is not applicable.

Sections 10.3-14 relates to sidewalks are not applicable.

Section 10.3-15 related to public utilities is satisfied. The land is outside of the service area of the municipal water and sewer system. Each site is suitable, at a minimum, for rural home development with well and septic.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

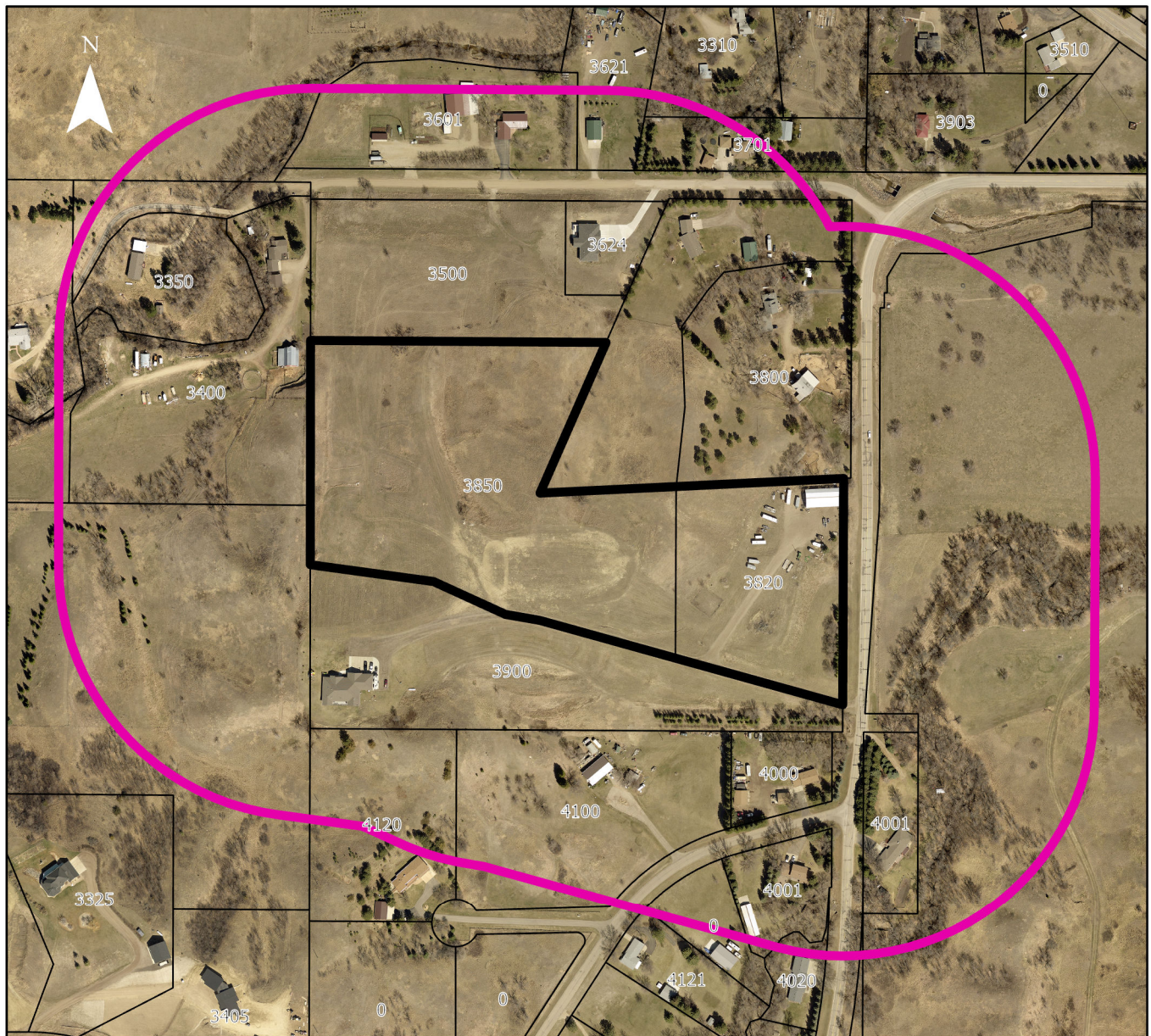
FINDINGS OF FACT:

The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The property is zoned “R1” Single Family Residential District on the Official Zoning Map and has a “Rural Residential” designation on the Future Land Use Map of the 2012 Comprehensive Plan.
- 3) The applicant’s request is consistent with the bulk requirements of Chapter 2.4 – “R1” Single Family Residential District of the Land Development Ordinance of the City of Minot (LDO).
- 4) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 5) The Minot Planning Commission has the authority to recommend approval, with or without conditions, or recommend denial of the Major Subdivision Preliminary Plat. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

STAFF RECOMMENDATION TO PLANNING COMMISSION:

Staff recommends the Planning Commission adopt staff findings of fact and recommend City Council approve the Major Subdivision Preliminary Plat for Urijah's Fourth Addition without conditions.



0 265 530 1,060 Feet

Legend

- | | |
|---|---|
|  Case # 2026-24 |  City Limits |
|  Case 2026-24 Notification Area |  Two Mile Boundary |

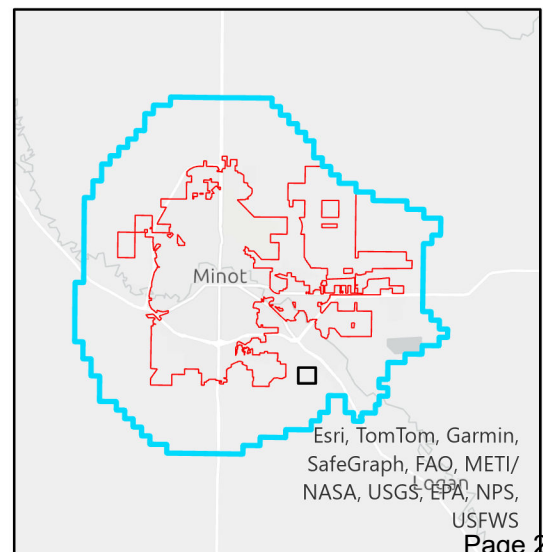


Exhibit 2

URIJAH'S FOURTH ADDITION

A REPLAT OF LOT 2, BLOCK 1, OF URIJAH'S SECOND ADDITION AND LOT 2, BLOCK 1, OF URIJAH'S THIRD ADDITION
IN GOVERNMENT LOT 2 IN SECTION 5, TOWNSHIP 154 NORTH, RANGE 82 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA

ENGINEER/SURVEYOR
KLJ
677 27TH AVE E
DICKINSON, ND 58601

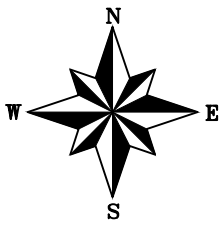
OWNER
BK PROPERTIES
300 3RD AVE SW #C
MINOT, ND 58701

FEMA FLOOD INFORMATION

PLAT AREA IS CLASSIFIED ZONE X PER FIRM
COMMUNITY PANEL NO. 38101C0803D. FIRM
EFFECTIVE DATE IS JANUARY 19, 2000. ZONE X IS
AREAS DETERMINED TO BE OUTSIDE 500-YEAR
FLOODPLAIN.

PLAT LEGEND

- CORNER (TO BE SET) LS 4687
- FOUND IRON MONUMENT AS DESCRIBED
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT LINE
- VACATED PROPERTY LINE
- PLAT BOUNDARY
- LOT BOUNDARY
- MEASURED DISTANCE
- PLAT DISTANCE



DATE: MARCH 2026
COORDINATES SHOWN ARE NORTH DAKOTA
STATE PLANE COORDINATES (NORTH ZONE).
UNITS ARE US SURVEY FEET.
DISTANCES SHOWN ARE GROUND DISTANCES



URIJAH'S FOURTH ADDITION

A REPLAT OF LOT 2, BLOCK 1, OF URIJAH'S SECOND ADDITION AND LOT 2, BLOCK 1, OF URIJAH'S THIRD ADDITION
IN GOVERNMENT LOT 2 IN SECTION 5, TOWNSHIP 154 NORTH, RANGE 82 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT BK PROPERTIES LLC, BEING THE OWNER AND PROPRIETOR OF LOT 2 OF BLOCK 1, OF URIJAH'S SECOND ADDITION AND LOT 2 OF BLOCK 1 OF URIJAH'S THIRD ADDITION TO THE CITY OF MINOT, WARD COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF URIJAH'S THIRD ADDITION, AS DESCRIBED IN DOCUMENT NO. 3080377, RECORDED AT THE WARD COUNTY RECORDER'S OFFICE; POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 37TH AVENUE SOUTHEAST; THENCE S 00°29'29"E, ALONG THE WEST LINE OF SAID URIJAH'S THIRD ADDITION, A DISTANCE OF 336.50 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID URIJAH'S THIRD ADDITION, SAID CORNER IS THE POINT OF BEGINNING; THENCE N 89°50'27" E, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1 OF URIJAH'S THIRD ADDITION, A DISTANCE OF 704.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF URIJAH'S THIRD ADDITION, POINT ALSO BEING ON THE WEST LINE OF SUBLOT A OF OUTLOT 17, AS DESCRIBED IN DOCUMENT NO. 2839077, RECORDED AT THE WARD COUNTY RECORDER'S OFFICE; THENCE S 23°06'07" W, ALONG THE EAST LINE OF URIJAH'S THIRD ADDITION AND SAID WEST LINE OF SUBLOT A OF OUTLOT 17, A DISTANCE OF 391.61 FEET TO THE SOUTHWEST CORNER OF SAID SUBLOT A OF OUTLOT 17; THENCE N 86°40'23" E, ALONG THE SOUTH LINE OF SAID SUBLOT A OF OUTLOT 17 AND ALONG THE SOUTH LINE OF SUBLOT B OF OUTLOT 17, AS DESCRIBED IN DOCUMENT NO. 2839078, RECORDED AT THE WARD COUNTY RECORDER'S OFFICE, A DISTANCE OF 324.84 FEET TO THE SOUTHEAST CORNER OF SAID SUBLOT B OF OUTLOT 17 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID URIJAH'S SECOND ADDITION; THENCE N 86°39'04" E, ALONG THE SOUTH LINE OF OUTLOT 17, AS DESCRIBED IN DOCUMENT NO. 2765233, RECORDED AT THE WARD COUNTY RECORDER'S OFFICE AND THE NORTH LINE OF SAID LOT 2, BLOCK 1 OF URIJAH'S SECOND ADDITION, A DISTANCE OF 399.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 14 AND THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF URIJAH'S SECOND ADDITION; THENCE S 00°20'29" E, ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 14 AND THE EAST LINE OF SAID LOT 2, BLOCK 1 OF URIJAH'S SECOND ADDITION, A DISTANCE OF 538.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF URIJAH'S SECOND ADDITION AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID URIJAH'S SECOND ADDITION; THENCE N 75°02'08" W, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1 AND THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF URIJAH'S SECOND ADDITION, A DISTANCE OF 413.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF URIJAH'S SECOND ADDITION AND THE SOUTHEAST CORNER OF SAID URIJAH'S THIRD ADDITION; THENCE ALONG THE SOUTH LINE OF SAID URIJAH'S THIRD ADDITION AND THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF URIJAH'S SECOND ADDITION ON THE FOLLOWING COURSES:

N 75°02'08" W, A DISTANCE OF 335.81 FEET;

N 80°43'47" W, A DISTANCE OF 82.72 FEET;

N 66°04'03" W, A DISTANCE OF 188.65 FEET;

N 82°48'40" W, A DISTANCE OF 296.73 FEET TO THE SOUTHWEST CORNER OF SAID URIJAH'S THIRD ADDITION, POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF URIJAH'S SECOND ADDITION; THENCE N 00°29'29" W, ALONG THE WEST LINE OF SAID URIJAH'S THIRD ADDITION, A DISTANCE OF 534.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 653,726 SQUARE FEET OR 15.00 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, TO BE KNOWN AS "URIJAH'S FOURTH ADDITION" TO THE CITY OF MINOT, NORTH DAKOTA AND HEREBY DONATE AND DEDICATE THE STREET RIGHTS-OF-WAY AND EASEMENTS, ALLEYS, PARKS OR OTHER OPEN SPACES AS SHOWN HEREON, TO THE PUBLIC FOR PUBLIC USE, UNLESS OTHER BENEFIT OR USE IS PROVIDED ON THE PLAT, IN WITNESS WHEREOF THE OWNER HEREUNTO AFFIXED HIS SIGNATURE.

KEN HERSLIP - OWNER - BK PROPERTIES, LLC

STATE OF NORTH DAKOTA)
)SS
COUNTY OF _____)

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED KEN HERSLIP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, CARL OLSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT I HAVE SURVEYED AN PLATTED THE FOREGOING TRACT OF LAND, THAT LOTS, DIMENSIONS, AREAS, MONUMENTS AND LOCATIONS AS SHOWN ON THE FOREGOING PLAT IS A TRUE COPY OF THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION, AND THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARL OLSON
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 4687

STATE OF NORTH DAKOTA)
COUNTY OF _____)SS

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED CARL OLSON, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

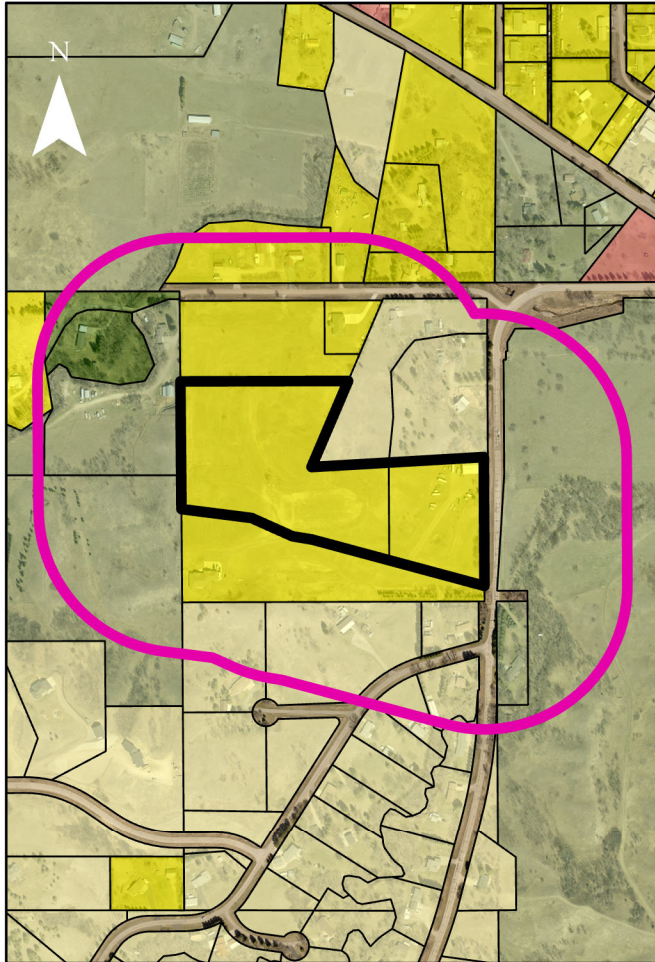
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HEREON DEPICTED HAS BEEN APPROVED BY THE MINOT PLANNING COMMISSION AND THE MINOT CITY COUNCIL.

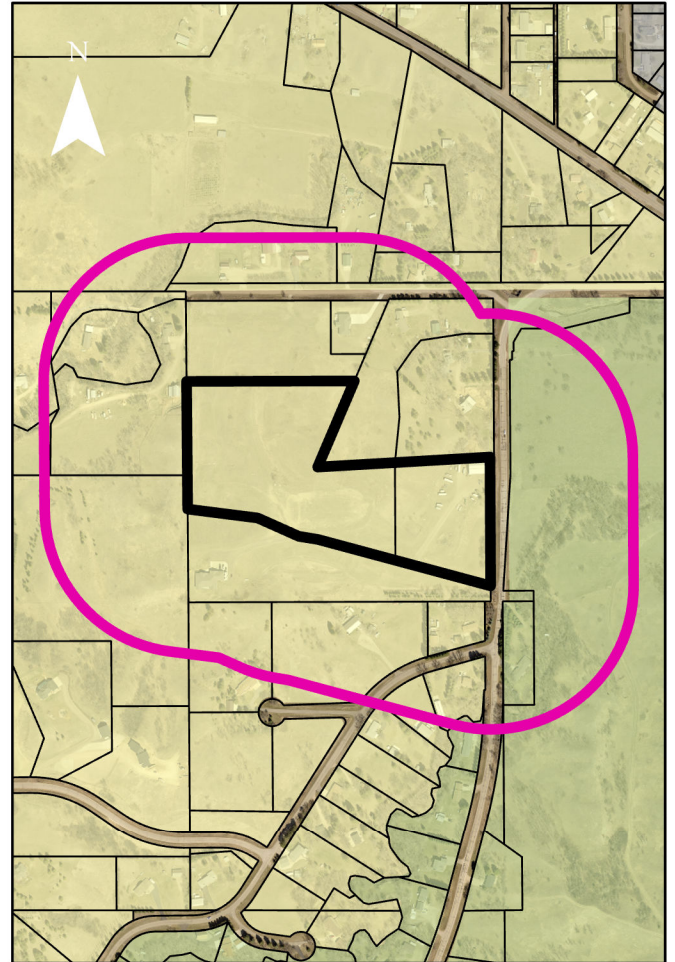
MINOT CITY ENGINEER



ZONING



FUTURE LAND USE



0 375 750 1,500 Feet

Zoning

	AG
	C2
	MH
	R1
	RR

Both Maps

	Case # 2026-24
	Case 2026-24 Notification Area

Land Use Type

	Agricultural and Open Space
	Rural Residential
	Light Industrial

Exhibit 4 – Site Photos







Planning Commission Staff Report

Application Date: 03/30/2026
Date of Staff Report: 04/23/2026
Planning Commission Meeting: 05/12/2026

Staff Contact: Doug Diedrichsen AICP, Principal Planner
Staff Recommendation: Approval

Case Number: 2026-27

Project Name: Post One Properties Addition – Prelim Plat, Zone Change

Current Legal Description: See Project Description

Proposed Legal Description: Lots 1 & 2 of Post One Properties Addition to the City of Minot

Present Address: 3100 & 3050 HWY 52 S.

Representative: Ron Berard, Ackerman Surveying

Owner: Post One Properties, LLC.

Entitlements Requested: Preliminary Plat approval, Zoning Map Amendment from “M1” Light Industrial District to “C2” General Commercial District on Lot 2. Lot 1 will remain “M1” Light Industrial.

Present Zone(s): “M1” Light Industrial District & “C2” General Commercial

Present Use(s): Commercial and Industrial buildings

Uses Allowed in Present Zone(s): See Chapter 2.2 for allowed and conditionally permitted uses within each district.

Present Future Land Use Map Designation: Light Industrial

Proposed Zone(s): “M1” Light Industrial District & “C2” General Commercial

Proposed Use(s): Commercial and Industrial buildings

Uses Allowed in Proposed Zone(s): See Chapter 2.2 for allowed and conditionally permitted uses within each district

Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by Rob Berard, Ackerman Surveying, representing Post One Properties LLC., owners for a request of a zoning map amendment from “M1” Light Industrial District to “C2” General Commercial District and a Preliminary Plat. The legal description for the property is A Portion of SW 1/4 NE 1/4 SE 1/4 NW 1/4 NE 1/4 SW 1/4 NW 1/4 SE Less HWY Right-of-Way Section 32, Township 155, Range 82, Outlot B of NE1/4 SE 1/4 Section 32, Township 155, Range 82 and Lots A & B of Outlot 23 Section 32, Township 155, Range 82, Ward County, North Dakota

The subject property address is 3100 HWY 52 S.

An aerial map of the subject property may be found in **Exhibit 1**

BACKGROUND INFORMATION:

The property owner seeks to subdivide and realign commercial and industrial lots and change the zoning on the additional area added to the lot 2 to “C2” General Commercial District.

The preliminary plat can be found in **Exhibit 2**.

The zoning and future land use map are provided in **Exhibit 3**.

Site photos are provided in **Exhibit 4**.

STAFF ANALYSIS:

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff’s report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes two lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Post One Properties Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is not applicable, as there are no additional streets proposed via this subdivision.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied.

Section 10.3-12 relating to block design is not applicable.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied.

Sections 10.3-14 relates to sidewalks, Section 10.3-14 is not applicable.

Section 10.3-15 related to public utilities is satisfied. Any expansion or connection to public utilities would be at the expense of the developer. Connection fees would apply at the rate set for this district, to be collected at the time of building permit application.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Zoning Map Amendment Analysis:

Section 9.1-7 of the Minot Land Development Code provides the procedures for amending the official zoning map of the City of Minot. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. Section 9.1-7 D. recognizes that the future land use map may need to be amended to support any rezoning request. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

The subject property future land use designation is Light Industrial, which aligns with the proposed zone change for "C2" General Commercial as this is a realignment of Lot 2 that expands its existing zoning classification. Staff finds no future land use map amendment is necessary.

Section 9.1-7 E. 2. requires the Planning Commission to provide findings of fact to ensure the criteria included in Section 9.1-7 H. has been satisfied in order to support any recommendation regarding any proposed changes to the zoning map or Future Land Use Map. Staff provides the following guidance:

Section 9.1-7 H. relates to whether or not the proposed zoning map amendment is justified due to a change in conditions, error in the zoning map, or by in order to fulfill the future land use map of the Comprehensive Plan. The request stems from an effort to realign lots to expand existing uses that are permitted under their current zoning district. Section 9.1-7 H. 1 is satisfied.

The City and other agencies will be able to provide necessary public services and facilities to serve the proposed development. Section 9.1-7 H. 2 is satisfied.

Section 9.1-7 H. 3. requires that the proposed zoning map amendment will not substantially diminish the condition or value of property in the vicinity. Staff finds no evidence that the zoning map amendment to expand the “C2” General Commercial District will diminish the condition or value of property within the vicinity. The adjacent properties have primarily been developed with single family homes or industrial uses meaning that commercial development acts as a step-down buffer between the more intense industrial uses and residential development. Section 9.1-7. H. 3. is satisfied.

Section 9.1-7. H. 4. requires the zoning change to be consistent with the purpose of the Land Development Ordinance of the City of Minot, the Comprehensive Plan, and other adopted plans and policies of the City. The proposed development must comply with all development standards within the Land Development Ordinance of the City of Minot, and the zoning map amendment aligns with the future land use designation of light industrial in the City of Minot 2040 Comprehensive Plan. Therefore, Section 9.1-7. H 4. is satisfied.

Comments:

1. There were no public comments at the time of writing this staff report.
2. The application was distributed to city departments and external public agencies within the City for review and no comments were received.

FINDINGS OF FACT:

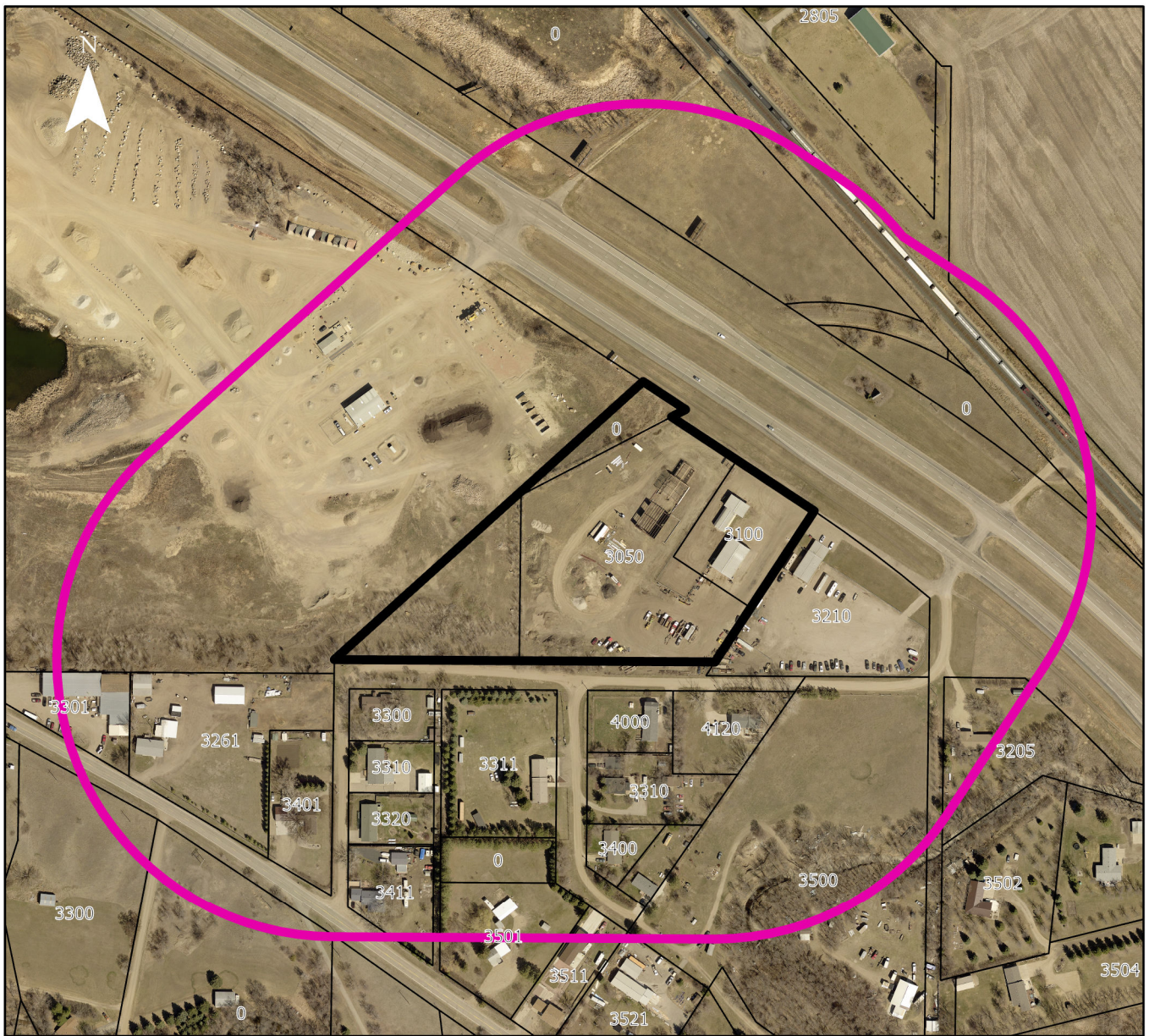
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application for preliminary plat and zoning map amendment.
- 2) The applicant’s request is consistent with the bulk requirements of Chapter 2.6 – “M1” Light Industrial District & “C2” General Commercial of the Land Development Ordinance of the City of Minot (LDO).
- 3) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 4) The present zoning is “M1” Light Industrial District & “C2” General Commercial.

- 5) The City of Minot 2040 Comprehensive Plan Future Land Use Map designates this area as Light Industrial.
- 6) Section 9.1-7 H. 1. is satisfied, as the FLU map denotes this area as Light Industrial and the proposal is to zone the property as “M1” Light Industrial District & “C2” General Commercial is in alignment with the FLU map designation.
- 7) Section 9.1-7 H. 2 is satisfied, as the City and other public agencies will be able to provide services to support the request.
- 8) Section 9.1-7 H. 3 is satisfied, as there exists no evidence that the proposed development will substantially diminish the condition or value of property in the vicinity.
- 9) The zoning map amendment is consistent with the purpose of the Minot Land Development Ordinance and other adopted policies of the City per Section 9.1-7 H. 4.
- 10) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

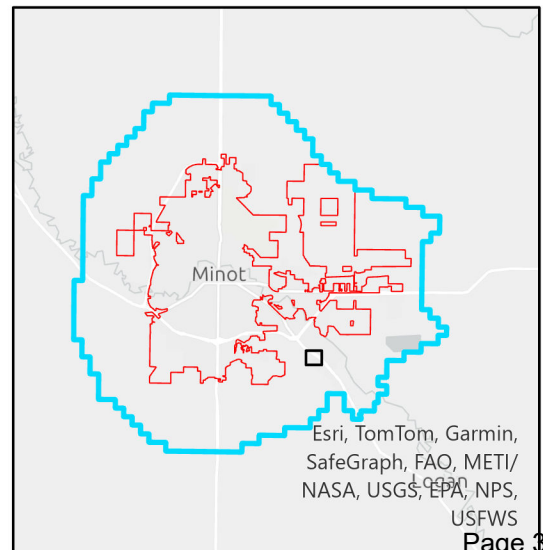
Staff recommends the Planning Commission adopt the staff findings of fact and recommend approval to City Council for a zoning map amendment from “M1” Light Industrial District to “C2” General Commercial and Planning Commission recommend approval of the preliminary plat for Post One Properties Addition without conditions.



0 245 490 980 Feet

Legend

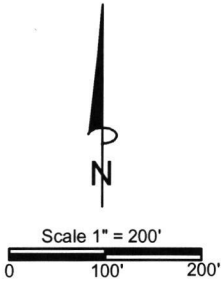
- | | |
|---|---|
|  Case # 2026-27 |  City Limits |
|  Case 2026-27 Notification Area |  Two Mile Boundary |



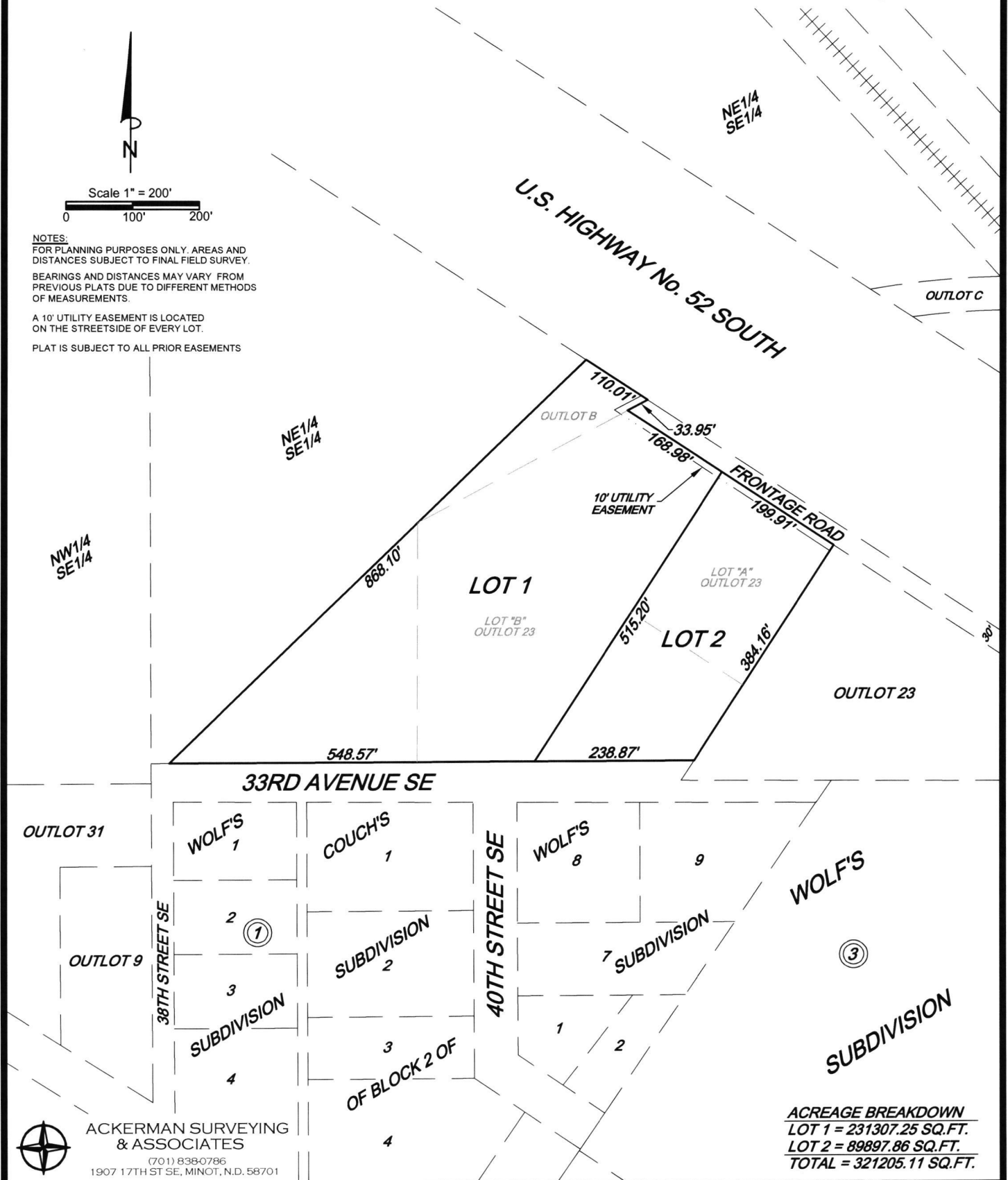
PRELIMINARY PLAT OF POST ONE PROPERTIES ADDITION

TO THE CITY OF MINOT, NORTH DAKOTA

(BEING LOTS A & B OF OUTLOT 23, OUTLOT B AND AN UNPLATTED PORTION OF THE NE1/4SE1/4 SECTION 32, TOWNSHIP 155 NORTH, RANGE 82 WEST, WARD COUNTY, NORTH DAKOTA)



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



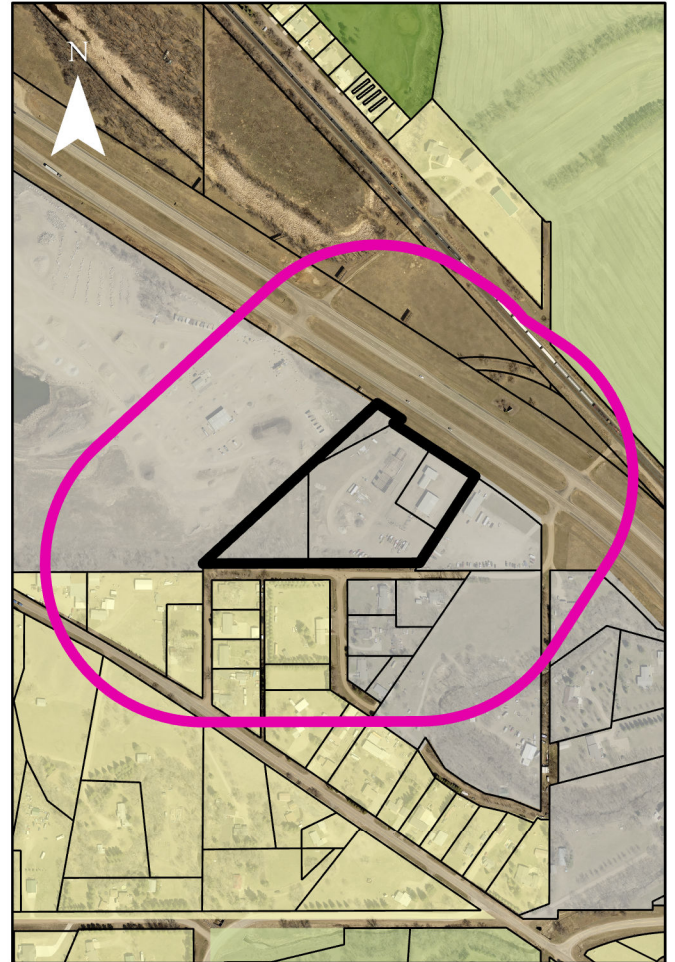
ACKERMAN SURVEYING
& ASSOCIATES
(701) 838-0786
1907 17TH ST SE, MINOT, N.D. 58701

ACREAGE BREAKDOWN
LOT 1 = 231307.25 SQ.FT.
LOT 2 = 89897.86 SQ.FT.
TOTAL = 321205.11 SQ.FT.

ZONING



FUTURE LAND USE



0 340 680 1,360 Feet

Zoning

	AG
	C2
	M1
	R1
	R3
	RR

Both Maps

	Case # 2026-27
	Case 2026-27 Notification Area

Land Use Type

	Agricultural and Open Space
	Rural Residential
	Light Industrial
	Parks and Recreation

Exhibit 4 – Site Photos







Planning Commission Staff Report

Application Date: 04/06/2026

Date of Staff Report: 04/27/2026

Date of Planning Commission Meeting: 05/12/2026

Staff Contact: Doug Diedrichsen AICP, Principal Planner

Staff Recommendation: Approval

Case Number: 2026-29

Project Name: Stonebridge Farms 8th - PUD

Current Legal Description: See Project Description

Proposed Legal Description: See Project Description

Present Address: Unaddressed

Owners: Four Seasons Constructions Inc.

Representative: Rob Berard, Ackerman Surveying

Entitlements Requested: Zoning Map Amendment from "R1S" Single Family Residential District with Small Lot Flexibility to "R1S" Single Family Residential District with Small Lot Flexibility w/"PUD Overlay"

Present Zone(s): "R1S" Single Family Residential District with Small Lot Flexibility

Present Use(s): Vacant land

Uses Allowed in Present Zone(s): See Chapter 2.2 for allowed and conditionally permitted uses within each district.

Present Future Land Use Map Designation: Suburban Residential

Proposed Zone(s): "R1S" Single Family Residential District with Small Lot Flexibility w/"PUD Overlay"

Proposed Use(s): Single Family Detached homes

Uses Allowed in Proposed Zone(s): See Chapter 2.2 for allowed and conditionally permitted uses within each district

Proposed Future Land Use Map Designation: No Change

PROJECT DESCRIPTION:

Public hearing request by Rob Berard, Ackerman Surveying, representing Four Seasons Construction Inc., owners for a request of a preliminary plat, zoning map amendment from "AG" Agricultural District to "R1S" Single Family Residential District with Small Lot Flexibility and a Planned Unit Development (PUD). The legal description for the property is SE ¼ Less the N 40' Section 1, Township 155, Range 83 and Stonebridge Farms 1st and 4th Additions to the City of Minot, Ward County, North Dakota

The subject property address is unassigned.

Aerial view map is available in **Exhibit 1**.

BACKGROUND INFORMATION:

The property owner desires to build single family townhomes that are detached using lot standards that are usually applied to attached housing. These properties are in a partially built out subdivision that has parks, open spaces, walking paths and public amenities to support a denser housing style.

The Preliminary Plat is provided in **Exhibit 2**.

The letter of intent and Planned Unit Development proposal is provided in **Exhibit 3**.

A map of the area zoning and future land use may be found in **Exhibit 4**.

Select site photos are available in **Exhibit 5**.

STAFF ANALYSIS:

"PUD" Planned Unit Development Analysis:

Application and Noticing;

The applicant has submitted the necessary application documents required per Section 9.1-7 c) and noticing has been conducted as required per Section 9.2-1 B. and C.

General Provisions and Purpose of PUD:

Staff provides the following summary of the description and purpose of a PUD per Sections 2.23-1 & 2 and a copy of the relevant PUD code may be found in the City of Minot LDO:

The PUD overlay provides flexibility for developers in order to effect unique and desirable development outcomes that wouldn't otherwise be possible through traditional zoning regulations. This may mean, for example, a PUD proposes additional density, deviations to height or design of buildings, open space preservation, or the provision of unique site amenities. Overall, there's a broader coordination of land use and site layout that incorporates some preferred alternative than would be possible without the PUD. The site is holistically planned and its components are harmonious within the site itself and with surrounding properties.

General Standards for Approval:

There are eight (8) standards for approval that must be met, where applicable, per Section 2.23-4 provided in **Exhibit 5**. Staff addresses these individually below:

- A. The proposed PUD is consistent with the comprehensive plan.

City of Minot 2040 Comprehensive Plan

The City of Minot 2040 Comprehensive Plan Future Land Use Map (FLU) designates the subject properties as Suburban Residential. The applicant is evaluated as to if it aligns with the City of Minot 2040 Comprehensive Plan (2040 Plan):

The 2040 Plan provides limited guidance on housing variety and the need to have a diverse housing stock to foster a health housing market, address housing gaps and increase that all households can find suitable and desirable housing options. This project will create a new and unique housing option to the market that could fulfill the need for an option between multi family and traditional single family that was previously only available through shared wall housing like twin and town homes.

Staff finds the proposal aligns with the 2040 Plan.

- B. The planned unit development is an effective and unified treatment of the development possibilities on the project site and the PUD Plan provides for the preservation or creation of unique amenities such as natural streams, stream banks, wooded cover, natural terrain, manmade landforms or landscaping and similar areas.

The proposal provides for the development of a partially developed subdivision that has incorporated natural amenities and open spaces.

Staff finds that the subdivision as a whole has sufficient open space and natural amenities.

- C. The planned unit development is planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The PUD Plan will not have a detrimental effect upon the neighborhood in which it is proposed to be located.

The housing type proposed will be integrated into the traditional single-family homes that have been and will be constructed in the development. It will be harmonious with the existing neighborhood.

Staff finds the development will not have a detrimental effect upon the neighborhood.

- D. The tract under consideration is under single ownership or control.

Presently, the tract of land under consideration is under single ownership or control. In discussion with the applicant, these lots will be sold to households as single family housing units once the project is completed.

In short, staff finds this requirement is satisfied.

E. The tract is at least five (5) acres in size. The tract size may be reduced if the applicant can show that a PUD of less acreage meets the standards and purposes of the comprehensive plan and preserves the health, safety and welfare of the citizens of the city and that all of the following conditions exist, as applicable:

1. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.

The physical site characteristics with regard to dimensions are harmonious with the surrounding development scale. This is being approached by the developer and the City as a pilot into a new housing style that can integrate affordable housing options into new neighborhoods and advances the goals of housing variety in the 2040 Plan.

2. The proposal would benefit the area surrounding the project to greater degree than development allowed within the underlying zoning district(s).

The development will create blueprint for the integration of small lot affordable detached housing that will benefit the community as a whole by addressing potential housing gaps in the future.

3. The proposal would provide mixed land use and/or site design flexibilities while enhancing site or building aesthetics to achieve an overall, workable higher quality of development than would otherwise occur in the underlying zoning district.

By providing a new housing style that is detached the overall character of the traditional detached single family neighborhood will not be affected but a higher density affordable housing style will be added where a twin home may be perceived to have an effect on the overall aesthetic.

4. The proposal would ensure the concentration of open space into more workable or usable areas and would preserve the natural resources of the site more than would otherwise occur in the underlying zoning district.

This development is located inside of a much larger subdivision that incorporates open space and public amenities that would support this level of density.

Staff finds this requirement satisfied.

F. The public benefits, may include but are not limited to:

1. Improved site or architectural design,

2. Open space preservation,

3. Improved parks, trails, recreation facilities or other amenities,

4. A mix of compatible land uses which foster goals of the Comprehensive Plan

The public benefits for the site include improved site design and integration into the network of public amenities provided for residents of the neighborhood.

Staff finds this requirement satisfied.

- G. The Planned Unit Development will not create an excessive burden on parks, schools, streets, or other facilities and utilities that serve or are proposed to serve the Planned Unit Development.

The proposal finds no evidence that the development will create an excessive burden on public facilities or utilities. The proposal incorporates a higher housing density into a large neighborhood; however this development already incorporates large multifamily housing development.

- H. The applicant for a Planned Unit Development must provide justification for any deviations from the primary zoning ordinance provisions and performance standards in the PUD Plan.

To that end the developer has provided the following narrative. The developer is proposing to provide single-family detached housing units on lots with a minimum lot width of 38' and lot depths ranging from 127' to 235', with a typical depth being 145'. Proposed building setbacks would be 25' front, 5' side and 20' rear. With the exception of Lot 1, Block 3 requesting a west side setback of 15'. With the proposed buildings, rear yard depths would be a minimum of 56', providing ample rear yard areas for the home sizes that are proposed. Single-family housing units would provide a small two-car garage in a 3-bedroom, 2-bathroom configuration. Potentially in two-story or slab on grade styles. The proposed home configuration along with additional lot density could provide a more affordable single-family housing option to the City of Minot. This type of housing has not been attempted in Minot before, and the developer has been working with City Staff in attempt to pilot such a housing option. This project's success could potentially lead to the consideration of zoning code changes to integrate this housing style into zoning codes with the potential that PUD's wouldn't be needed in the future. The proposed subdivision is an extension or buildout of the current Stonebridge subdivision developed in the past 10-15 years. With parks, open spaces and other amenities already in place, the feeling is that this is a prime location for piloting such a single-family housing option. The PUD Plan, if approved, is provided in **Exhibit 6**. The aforementioned recommended conditions of approval will be modified accordingly to refer to the respective page numbers of the approved PUD Plan.

Zoning Map Amendment Analysis:

Section 9.1-7 of the Minot Land Development Code provides the procedures for amending the official zoning map of the City of Minot. Section 9.2 provides the noticing requirements for public hearings held by the Planning Commission. Section 9.1-7 D. recognizes that the future land use map may need to be amended to support any rezoning request. The applicant has submitted the necessary application documents required per Section 9.1-7 C. and noticing has been conducted as required per Section 9.2.

The proposal generally aligns with the City of Minot 2040 Comprehensive Plan (2040 Plan) and the FLU map. The proposal does align with the adopted 2040 Plan.

Section 9.1-7 E. 2. requires the Planning Commission to provide findings of fact to ensure the criteria included in Section 9.1-7 H. has been satisfied in order to support any recommendation regarding any proposed changes to the zoning map or Future Land Use Map. Staff provides the following guidance:

Section 9.1-7 H. relates to whether or not the proposed zoning map amendment is justified due to a change in conditions, error in the zoning map, or by in order to fulfill the future land use map of the Comprehensive Plan. The proposal aligns with the 2040 Plan future land use map. Section 9.1-7 H. 1 is satisfied.

The City and other agencies will be able to provide necessary public services and facilities to serve the proposed development. Section 9.1-7 H. 2 is satisfied.

Section 9.1-7 H. 3 requires that the proposed zoning map amendment will not substantially diminish the condition or value of property in the vicinity. Staff finds no evidence that the amendment to the zoning classification will diminish the condition or value of property within the vicinity and refer to the “PUD” Planned Unit Development Analysis section of this report for further explanation. Section 9.1-7. H. 3. is satisfied.

Section 9.1-7. H. 4. requires the zoning change to be consistent with the purpose of the Land Development Ordinance of the City of Minot, the Comprehensive Plan, and other adopted plans and policies of the City. The proposed development meets the requirements of a “PUD Overlay” as outlined in the “PUD” Planned Unit Development Analysis section of this report. Further, the development must comply with all development standards within the Land Development Ordinance of the City of Minot and the zoning map amendment aligns with the future land use designation of Suburban Residential. Therefore, Section 9.1-7. 4. is satisfied.

Subdivision Design Standards:

Section 10.2-7 C. of the Land Development Ordinance of the City of Minot (LDO) covers the process of application and submittal for a major subdivision preliminary plat. The applicant has submitted the necessary application documents required per Section 10.2-7 C. 2. and noticing has been conducted as required per 9.2-1 (B) and (C).

Section 10.2-7. D. requires that staff’s report consider the nature of the proposed development as prescribed within Section 10.2-5 relating to whether or not it meets the technical requirements of Article 10, and if not, whether any such requirements should be waived. To that end, staff provides the following guidance based on the various requirements of Chapter 10.3 – Design Standards:

Section 10.3-1, requiring the proposed subdivision to be designed in accordance with the standards of Chapter 10.3, the Land Development Ordinance as a whole, and a list of various other plans and codes, is satisfied.

Section 10.3-2 prohibits the approval of the subdivision of land that is unsuitable for development due to a variety of reasons. Staff finds the proposed preliminary layout, which proposes one hundred one (101) lots, each with adequate terrain and access to be suitable for development. Staff finds Section 10.3-2 is satisfied.

Section 10.3-3. requires that a subdivision name not already be utilized elsewhere and spelled correctly. The name Stonebridge Farms 8th Addition has not yet been taken and is spelled correctly. Section 10.3-3. is satisfied.

Section 10.3-4. A-F. relating to Street Names and Numbering is applicable, the developer will work with the city Engineering Department to name or number each new roadway and have lots assigned addresses in alignment with city policies.

The requirements of Section 10.3-11. relating to the design of the individual lots has been satisfied as they all meet the dimensional standards of the proposed zoning district.

Section 10.3-12 relating to block design is satisfied as it follows the concept plans submitted and approved on previous plats.

The requirements of Section 10.3-13. A. relating to the dedication of right-of-way, easements, and street widths is satisfied.

Sections 10.3-14 relates to sidewalks with sidewalks being required to be constructed as each lot is developed as a condition of a certificate of occupancy, Section 10.3-14 is satisfied.

Section 10.3-15 related to public utilities is satisfied. Any expansion or connection to public utilities would be at the expense of the developer. Connection fees would apply at the rate set for this district, to be collected at the time of building permit application.

Section 10.3-21 related to financial security for necessary infrastructure improvements is not applicable.

Section 10.3-22 is satisfied, as the applicant is required to follow all City permitting processes for construction.

Comments:

- a) There were no public comments at the time of writing this staff report.
- b) The application was distributed to city departments and external public agencies within the City for review and no comment was received.

FINDINGS OF FACT:

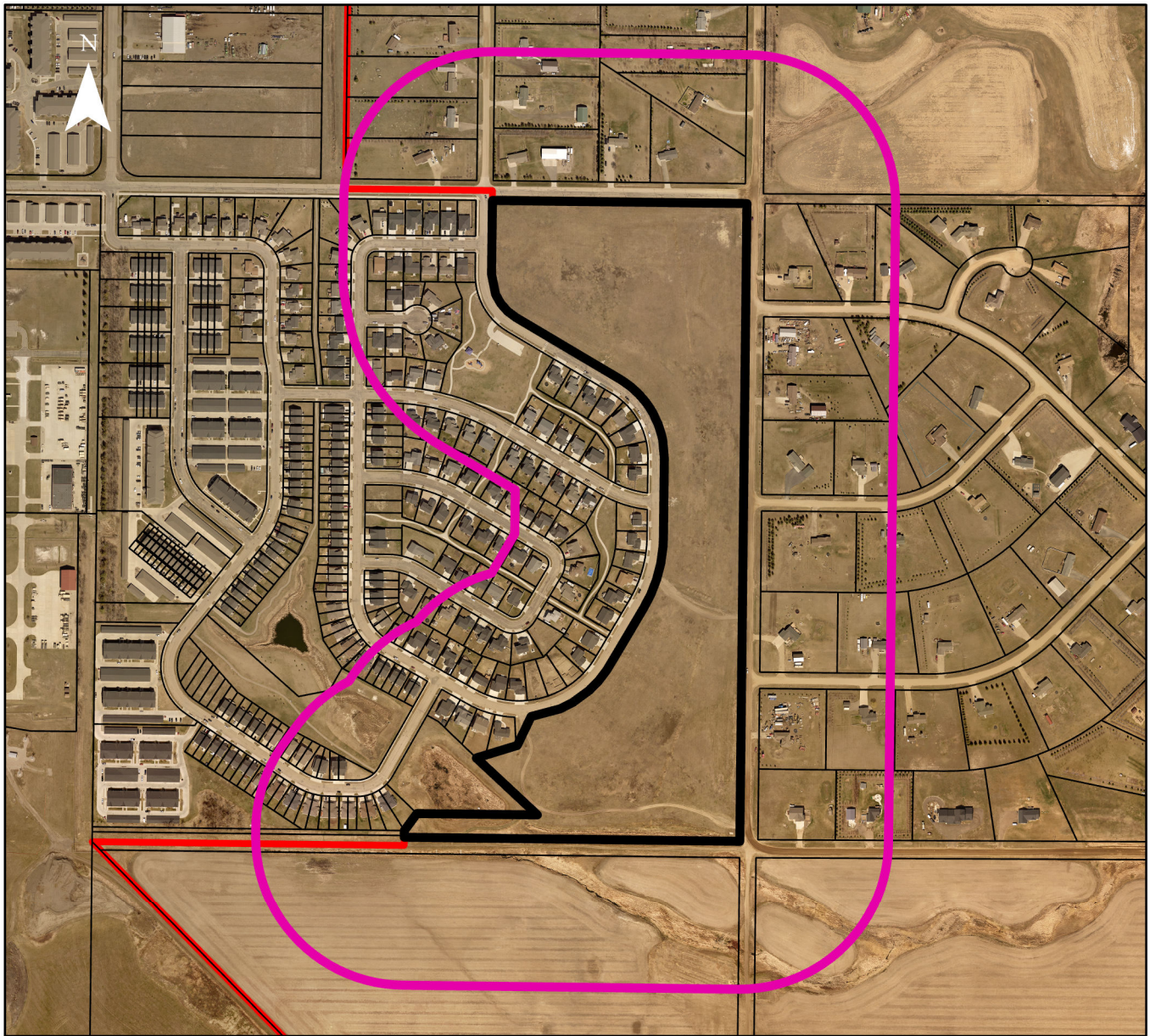
The Minot Planning Commission should accept the following findings of facts:

- 1) The applicants have submitted a complete application.
- 2) The present zoning is “R1S” Single Family Residential District with Small Lot Flexibility.
- 3) The applicable sections of Chapter 10.3 related to subdivision design are satisfied.
- 4) The City of Minot 2040 Comprehensive Plan Future Land Use (FLU) Map designates this area as Suburban Residential
- 5) Standard for approval of a “PUD Overlay” per Section 2.23-4 are satisfied as provided in staff’s analysis section of the written report.
- 6) Section 9.1-7 H. 1. thru 4. related to review and approval criteria for a zoning map amendment are satisfied as provided in staff’s analysis section of this report.
- 7) The Minot Planning Commission has the authority to hear this case and provide a recommendation to City Council whether it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted, and the hearing was held and conducted under the requirements of North Dakota Century Code and Minot City ordinances.

RECOMMENDATION:

Staff recommends the Planning Commission adopt staff’s findings of fact and recommend approval to City Council for the preliminary plat, a zoning map amendment from “R1S” Single Family Residential District with Small Lot Flexibility to “R1S” Single Family Residential District with Small Lot Flexibility with Planned Unit Development (PUD) overlay as provided in Exhibit 2 and the PUD Plan with the following conditions:

1. Any portion of property that does not comprise the lots specifically called out in the PUD plan is not part of the scope of approvals and must follow all requirements of the underlying zoning district for which the property resides.
2. The development will comply with all site plan review and approval requirements as established by the Engineering Department for all permanent improvements as is standard development policy.
3. Housing styles and locations will conform to the site plan as included in the PUD plan and attached in Exhibit 2.



0 450 900 1,800 Feet

Legend

- | | |
|---|---|
|  Case 2026-29 |  City Limits |
|  Case 2026-29 Notification Area |  Two Mile Boundary |

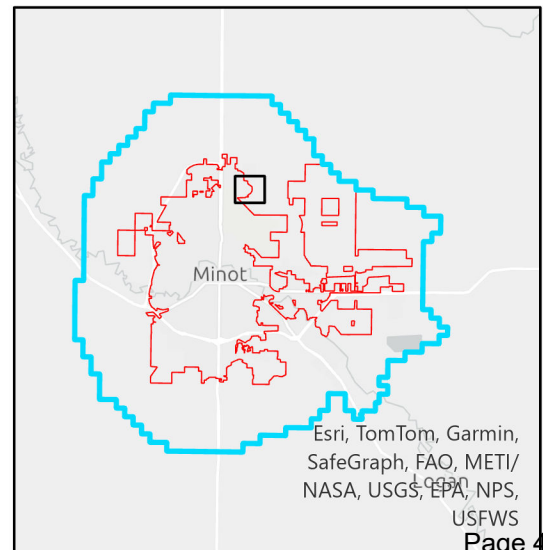


Exhibit 2

PRELIMINARY PLAT OF STONEBRIDGE FARMS 8TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA (BEING LOT 1, BLOCK 1 AND LOTS 1 & 2, BLOCK 2, PLUS PORTION OF 34TH AVENUE NW TO THE CITY OF MINOT, NORTH DAKOTA)

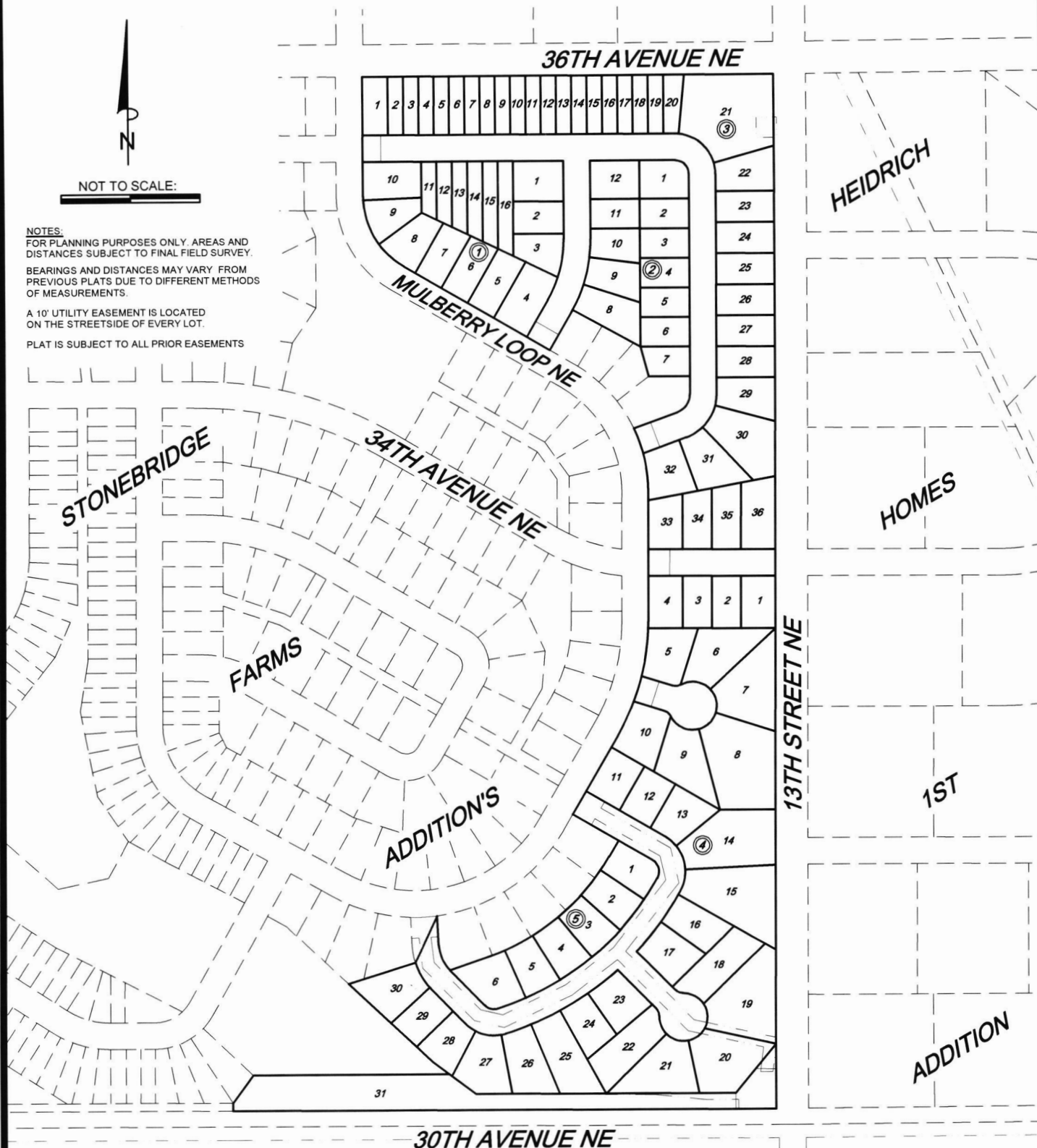


NOT TO SCALE:

NOTES:
FOR PLANNING PURPOSES ONLY. AREAS AND
DISTANCES SUBJECT TO FINAL FIELD SURVEY.
BEARINGS AND DISTANCES MAY VARY FROM
PREVIOUS PLATS DUE TO DIFFERENT METHODS
OF MEASUREMENTS.

A 10' UTILITY EASEMENT IS LOCATED
ON THE STREETSIDE OF EVERY LOT.

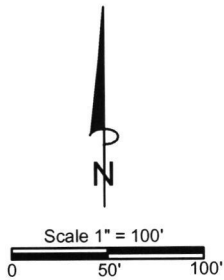
PLAT IS SUBJECT TO ALL PRIOR EASEMENTS



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PAGE 1 OF 8

PRELIMINARY PLAT OF
STONEBRIDGE FARMS 8TH ADDITION
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 (BEING LOT 1, BLOCK 1 AND LOTS 1 & 2, BLOCK 2, PLUS PORTION OF
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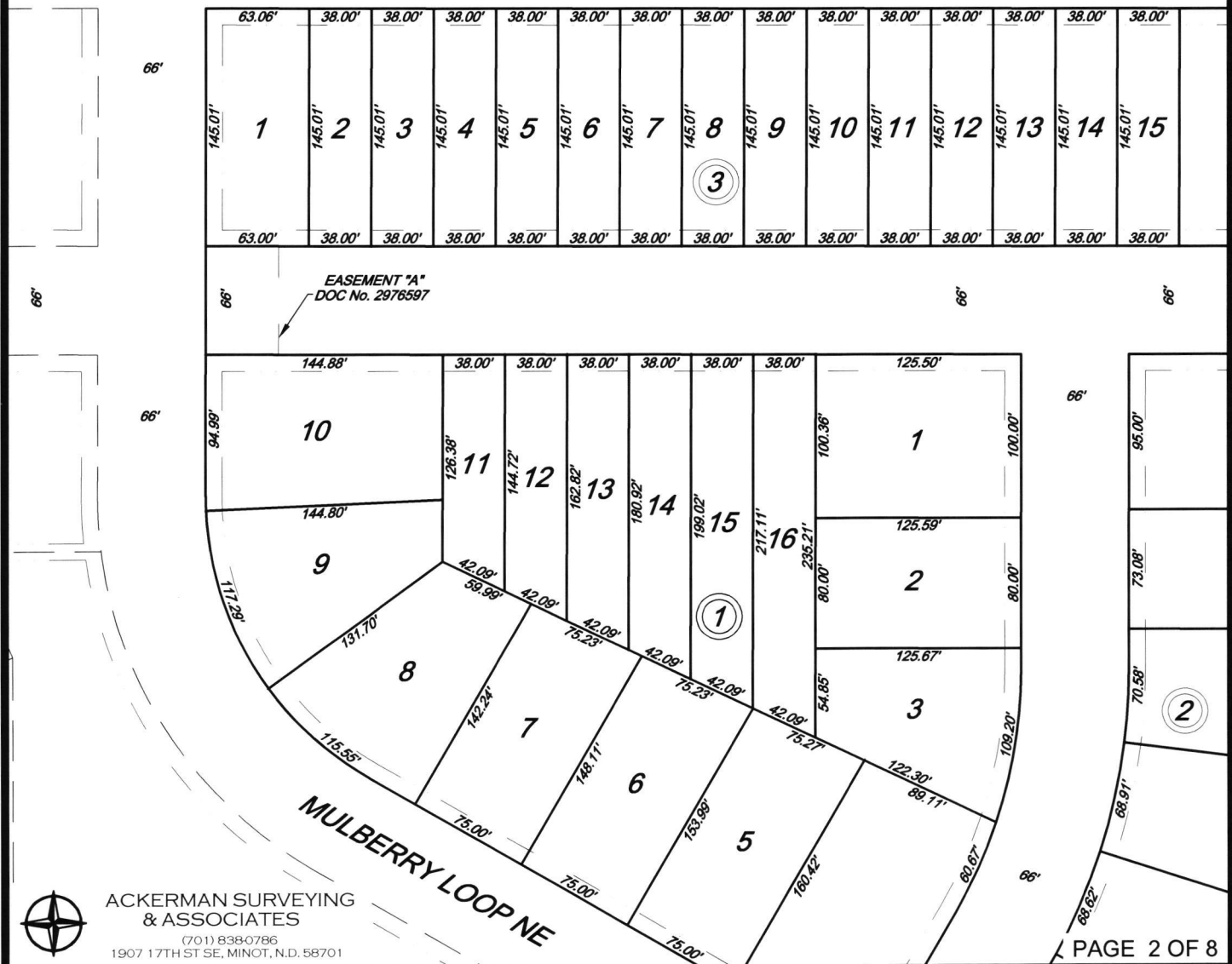
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PLAT IS SUBJECT TO ALL PRIOR EASEMENTS

RIDGEDALE
 ACRES
 LOT 14
 4TH
 ADDITION

RIDGEDALE
 ACRES
 LOT 10
 THIRD
 ADDITION

36TH AVENUE NE



PRELIMINARY PLAT OF
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Scale 1" = 100'
 0 50' 100'

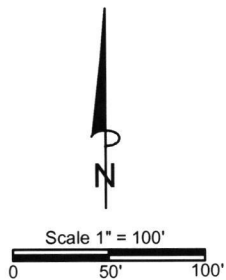
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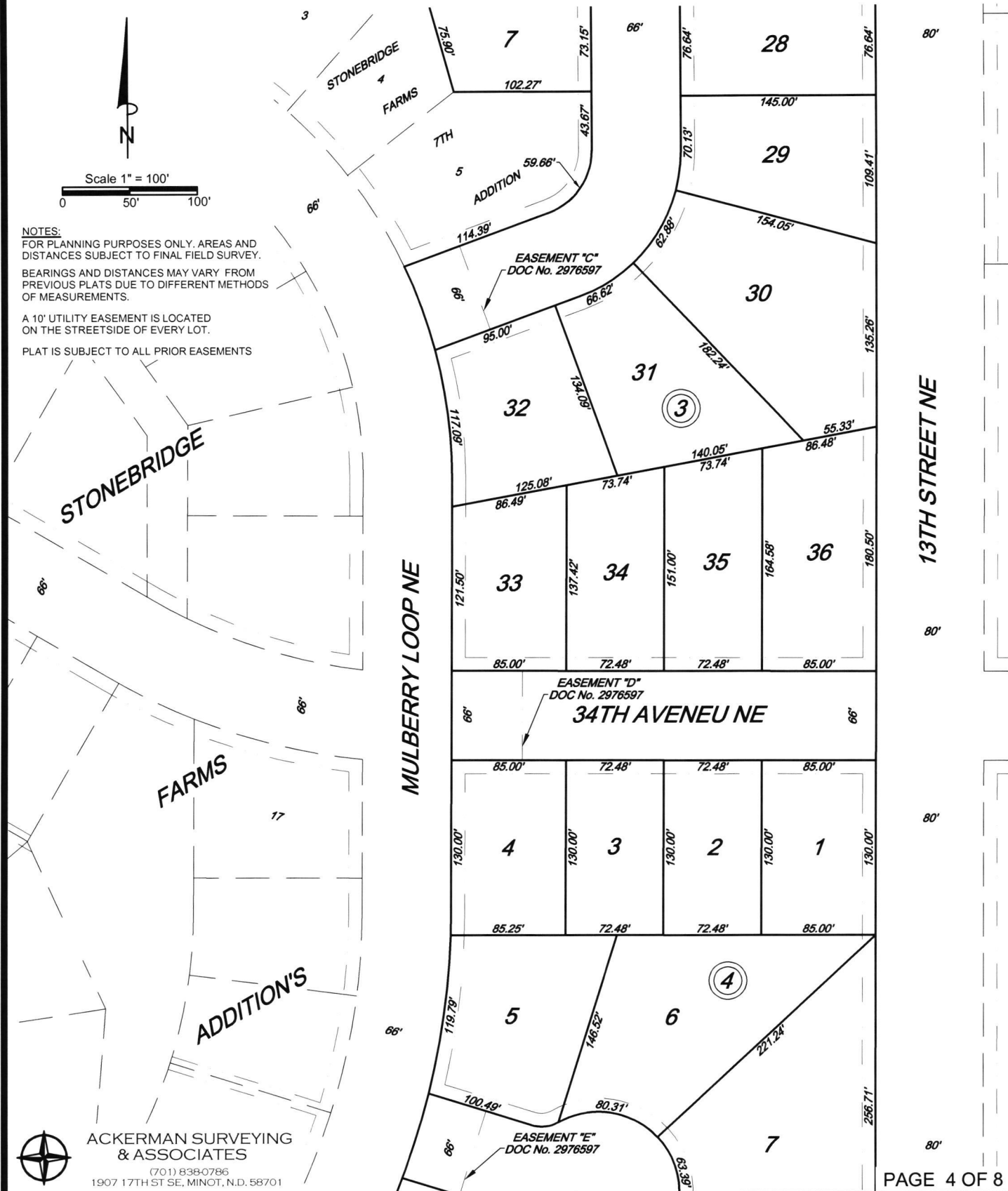
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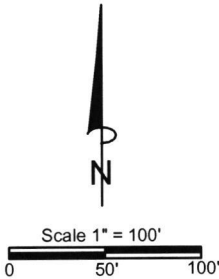
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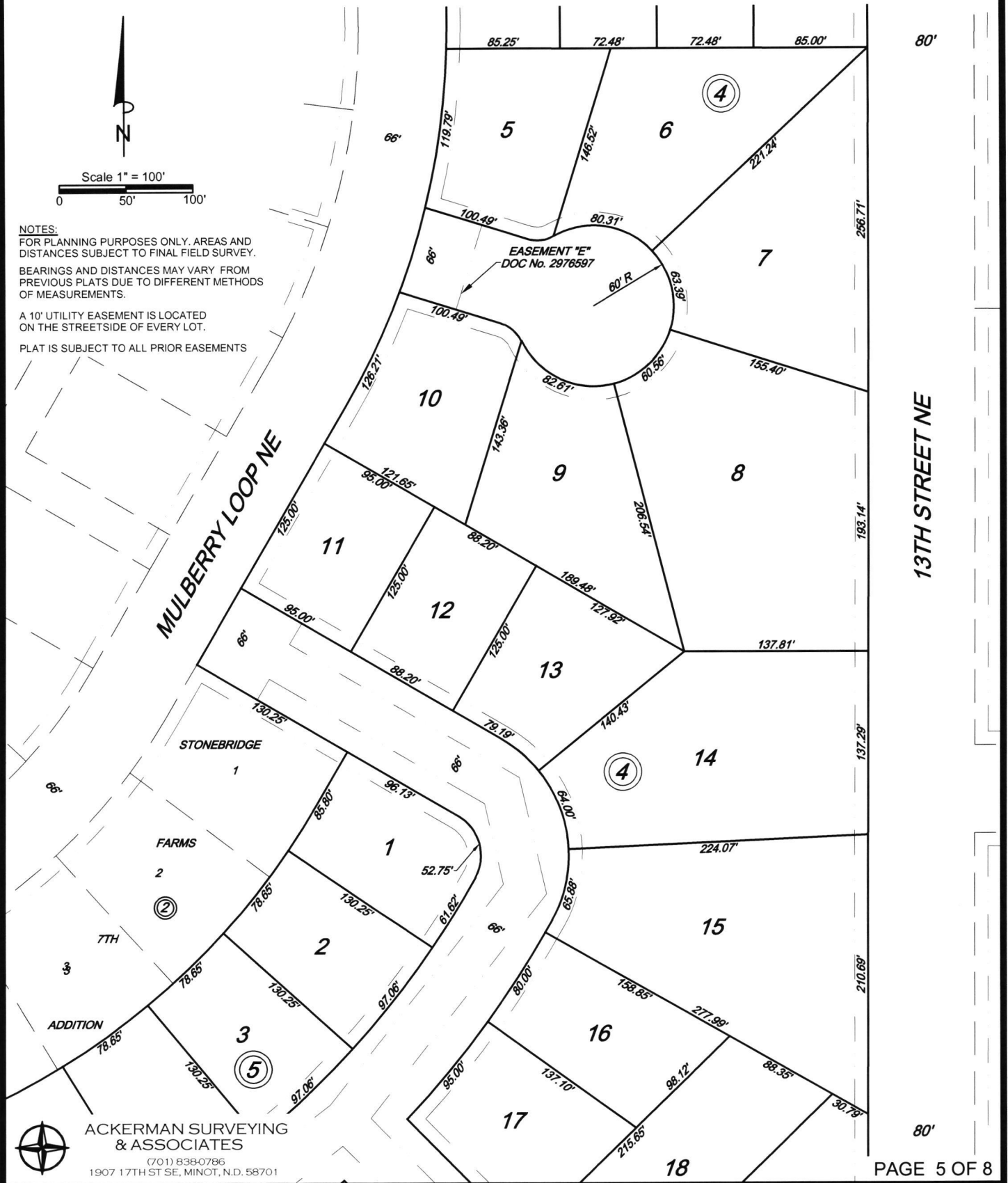
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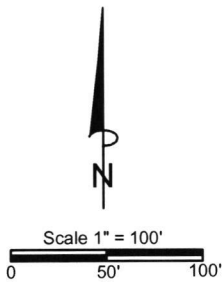
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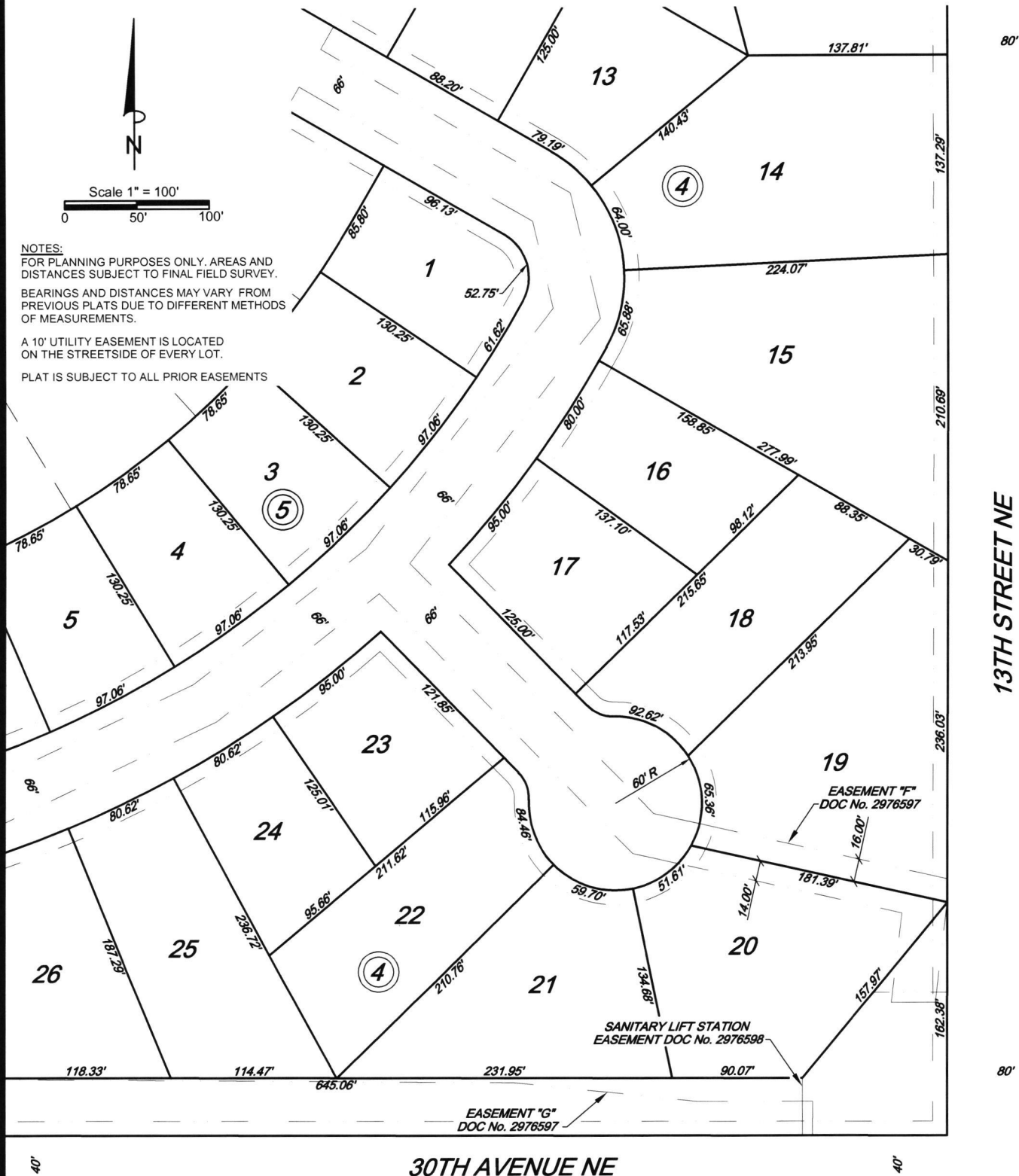
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PAGE 6 OF 8

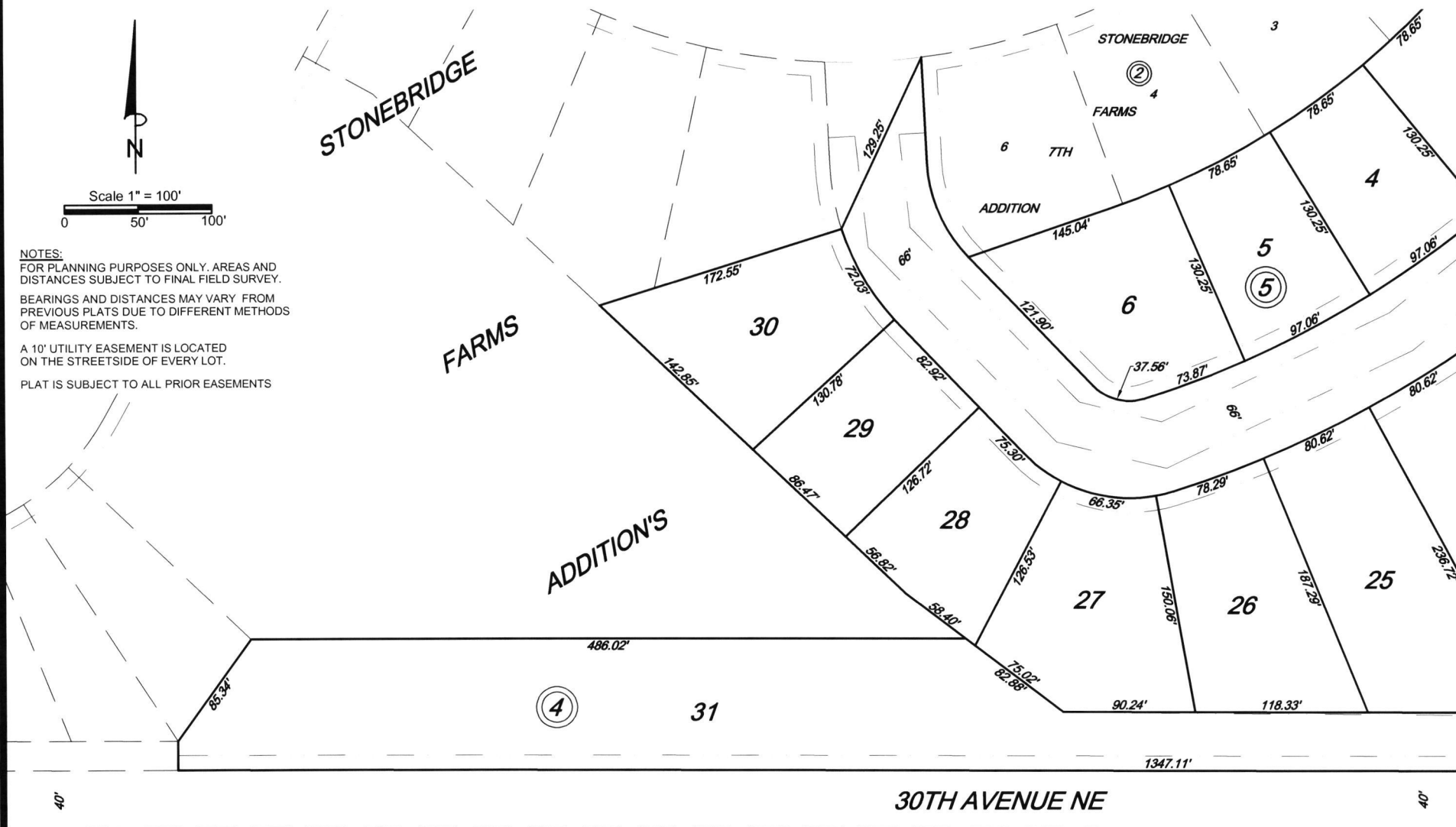
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BLOCK 1 BREAKDOWN

LOT 1, BLOCK 1 = 12562.20 SQ.FT.
 LOT 2, BLOCK 1 = 10050.63 SQ.FT.
 LOT 3, BLOCK 1 = 10132.00 SQ.FT.
 LOT 4, BLOCK 1 = 15416.41 SQ.FT.
 LOT 5, BLOCK 1 = 11769.21 SQ.FT.
 LOT 6, BLOCK 1 = 11328.61 SQ.FT.
 LOT 7, BLOCK 1 = 10888.01 SQ.FT.
 LOT 8, BLOCK 1 = 12038.37 SQ.FT.
 LOT 9, BLOCK 1 = 10685.72 SQ.FT.
 LOT 10, BLOCK 1 = 13294.64 SQ.FT.
 LOT 11, BLOCK 1 = 5146.48 SQ.FT.
 LOT 12, BLOCK 1 = 5834.22 SQ.FT.
 LOT 13, BLOCK 1 = 6521.96 SQ.FT.
 LOT 14, BLOCK 1 = 7209.69 SQ.FT.
 LOT 15, BLOCK 1 = 7897.43 SQ.FT.
 LOT 16, BLOCK 1 = 8585.16 SQ.FT.

BLOCK 2 BREAKDOWN

LOT 1, BLOCK 2 = 11368.37 SQ.FT.
 LOT 2, BLOCK 2 = 8952.79 SQ.FT.
 LOT 3, BLOCK 2 = 8952.79 SQ.FT.
 LOT 4, BLOCK 2 = 8952.79 SQ.FT.
 LOT 5, BLOCK 2 = 8952.79 SQ.FT.
 LOT 6, BLOCK 2 = 8950.86 SQ.FT.
 LOT 7, BLOCK 2 = 8221.22 SQ.FT.
 LOT 8, BLOCK 2 = 14103.84 SQ.FT.
 LOT 9, BLOCK 2 = 11053.57 SQ.FT.
 LOT 10, BLOCK 2 = 9667.29 SQ.FT.
 LOT 11, BLOCK 2 = 8952.79 SQ.FT.
 LOT 12, BLOCK 2 = 11630.30 SQ.FT.

BLOCK 3 BREAKDOWN

LOT 1, BLOCK 3 = 9138.97 SQ.FT.
 LOT 2, BLOCK 3 = 5510.23 SQ.FT.
 LOT 3, BLOCK 3 = 5510.23 SQ.FT.
 LOT 4, BLOCK 3 = 5510.23 SQ.FT.
 LOT 5, BLOCK 3 = 5510.23 SQ.FT.
 LOT 6, BLOCK 3 = 5510.23 SQ.FT.
 LOT 7, BLOCK 3 = 5510.23 SQ.FT.
 LOT 8, BLOCK 3 = 5510.23 SQ.FT.
 LOT 9, BLOCK 3 = 5510.23 SQ.FT.
 LOT 10, BLOCK 3 = 5510.23 SQ.FT.
 LOT 11, BLOCK 3 = 5510.23 SQ.FT.
 LOT 12, BLOCK 3 = 5510.23 SQ.FT.
 LOT 13, BLOCK 3 = 5510.23 SQ.FT.
 LOT 14, BLOCK 3 = 5510.23 SQ.FT.
 LOT 15, BLOCK 3 = 5510.23 SQ.FT.
 LOT 16, BLOCK 3 = 5510.23 SQ.FT.
 LOT 17, BLOCK 3 = 5510.23 SQ.FT.
 LOT 18, BLOCK 3 = 5510.23 SQ.FT.
 LOT 19, BLOCK 3 = 5510.23 SQ.FT.
 LOT 20, BLOCK 3 = 6528.54 SQ.FT.
 LOT 21, BLOCK 3 = 42758.21 SQ.FT.
 LOT 22, BLOCK 3 = 13188.24 SQ.FT.
 LOT 23, BLOCK 3 = 11112.37 SQ.FT.
 LOT 24, BLOCK 3 = 11112.37 SQ.FT.
 LOT 25, BLOCK 3 = 11112.37 SQ.FT.
 LOT 26, BLOCK 3 = 11112.37 SQ.FT.
 LOT 27, BLOCK 3 = 11112.37 SQ.FT.
 LOT 28, BLOCK 3 = 11112.37 SQ.FT.
 LOT 29, BLOCK 3 = 13107.46 SQ.FT.
 LOT 30, BLOCK 3 = 20852.56 SQ.FT.
 LOT 31, BLOCK 3 = 14893.26 SQ.FT.
 LOT 32, BLOCK 3 = 13310.54 SQ.FT.
 LOT 33, BLOCK 3 = 11004.98 SQ.FT.
 LOT 34, BLOCK 3 = 10453.13 SQ.FT.
 LOT 35, BLOCK 3 = 11437.27 SQ.FT.
 LOT 36, BLOCK 3 = 14665.83 SQ.FT.

BLOCK 4 BREAKDOWN

LOT 1, BLOCK 4 = 11050.00 SQ.FT.
 LOT 2, BLOCK 4 = 9422.59 SQ.FT.
 LOT 3, BLOCK 4 = 9422.59 SQ.FT.
 LOT 4, BLOCK 4 = 11050.79 SQ.FT.
 LOT 5, BLOCK 4 = 14596.52 SQ.FT.
 LOT 6, BLOCK 4 = 19228.65 SQ.FT.
 LOT 7, BLOCK 4 = 24470.51 SQ.FT.
 LOT 8, BLOCK 4 = 35790.52 SQ.FT.
 LOT 9, BLOCK 4 = 18612.65 SQ.FT.
 LOT 10, BLOCK 4 = 14794.21 SQ.FT.
 LOT 11, BLOCK 4 = 11875.00 SQ.FT.
 LOT 12, BLOCK 4 = 11025.40 SQ.FT.
 LOT 13, BLOCK 4 = 13130.01 SQ.FT.
 LOT 14, BLOCK 4 = 29527.09 SQ.FT.
 LOT 15, BLOCK 4 = 32105.48 SQ.FT.
 LOT 16, BLOCK 4 = 12914.90 SQ.FT.
 LOT 17, BLOCK 4 = 13750.48 SQ.FT.
 LOT 18, BLOCK 4 = 18084.40 SQ.FT.
 LOT 19, BLOCK 4 = 29436.35 SQ.FT.
 LOT 20, BLOCK 4 = 22947.11 SQ.FT.
 LOT 21, BLOCK 4 = 20314.56 SQ.FT.
 LOT 22, BLOCK 4 = 18271.81 SQ.FT.
 LOT 23, BLOCK 4 = 12866.97 SQ.FT.
 LOT 24, BLOCK 4 = 11498.76 SQ.FT.
 LOT 25, BLOCK 4 = 19370.77 SQ.FT.
 LOT 26, BLOCK 4 = 15966.04 SQ.FT.
 LOT 27, BLOCK 4 = 16161.39 SQ.FT.
 LOT 28, BLOCK 4 = 11887.60 SQ.FT.
 LOT 29, BLOCK 4 = 10890.79 SQ.FT.
 LOT 30, BLOCK 4 = 15150.31 SQ.FT.
 LOT 31, BLOCK 4 = 86429.68 SQ.FT.

BLOCK 5 BREAKDOWN

LOT 1, BLOCK 5 = 11519.31 SQ.FT.
 LOT 2, BLOCK 5 = 11443.17 SQ.FT.
 LOT 3, BLOCK 5 = 11443.17 SQ.FT.
 LOT 4, BLOCK 5 = 11443.17 SQ.FT.
 LOT 5, BLOCK 5 = 11443.17 SQ.FT.
 LOT 6, BLOCK 5 = 15507.46 SQ.FT.

ROAD R/W = 275689.24 SQ.FT.

TOTAL = 1576850.11 SQ.FT.

OR 36.20 ACRES



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Exhibit 3

Stonebridge Farms PUD - Letter of Intent **Stonebridge Farms 8th Addition – Lots 11-16, Block 1; Lots 1-20, Block 3**

The developer is proposing to provide single-family detached housing units on lots with a minimum lot width of 38' and lot depths ranging from 127' to 235', with a typical depth being 145'. Proposed building setbacks would be 25' front, 5' side and 20' rear. With the exception of Lot 1, Block 3 requesting a west side setback of 15'. With the proposed buildings, rear yard depths would be a minimum of 56', providing ample rear yard areas for the home sizes that are proposed.

Single-family housing units would provide a small two-car garage in a 3-bedroom, 2-bathroom configuration. Potentially in two-story or slab on grade styles.

The proposed home configuration along with additional lot density could provide a more affordable single-family housing option to the City of Minot. This type of housing has not been attempted in Minot before, and the developer has been working with City Staff in attempt to pilot such a housing option. This project's success could potentially lead to the consideration of zoning code changes to integrate this housing style into zoning codes with the potential that PUD's wouldn't be needed in the future.

The proposed subdivision is an extension or buildout of the current Stonebridge subdivision developed in the past 10-15 years. With parks, open spaces and other amenities already in place, the feeling is that this is a prime location for piloting such a single-family housing option.

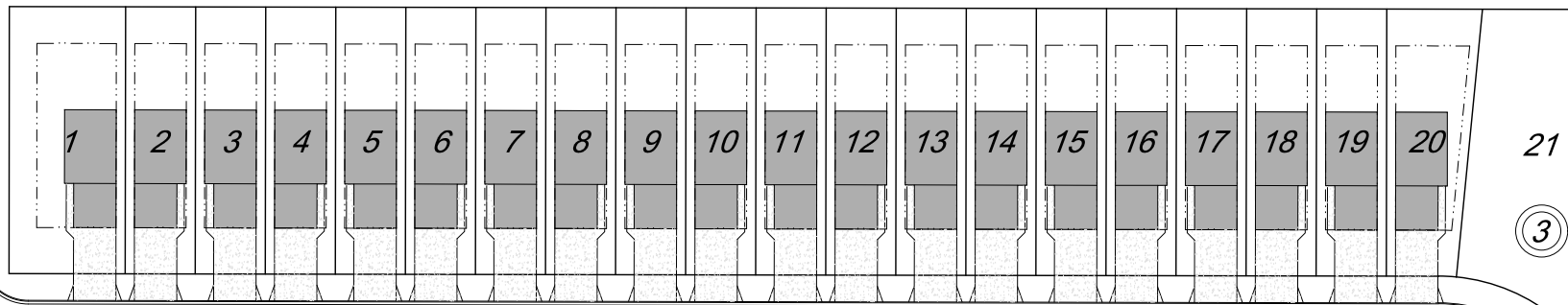
PUD ZONING
 TO THE CITY OF MINOT, NORTH DAKOTA
 (BEING LOTS 11 THRU 16, BLOCK 1 AND LOTS 1 THRU 20, BLOCK 3,
 STONEBRIDGE FARMS 8TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA)



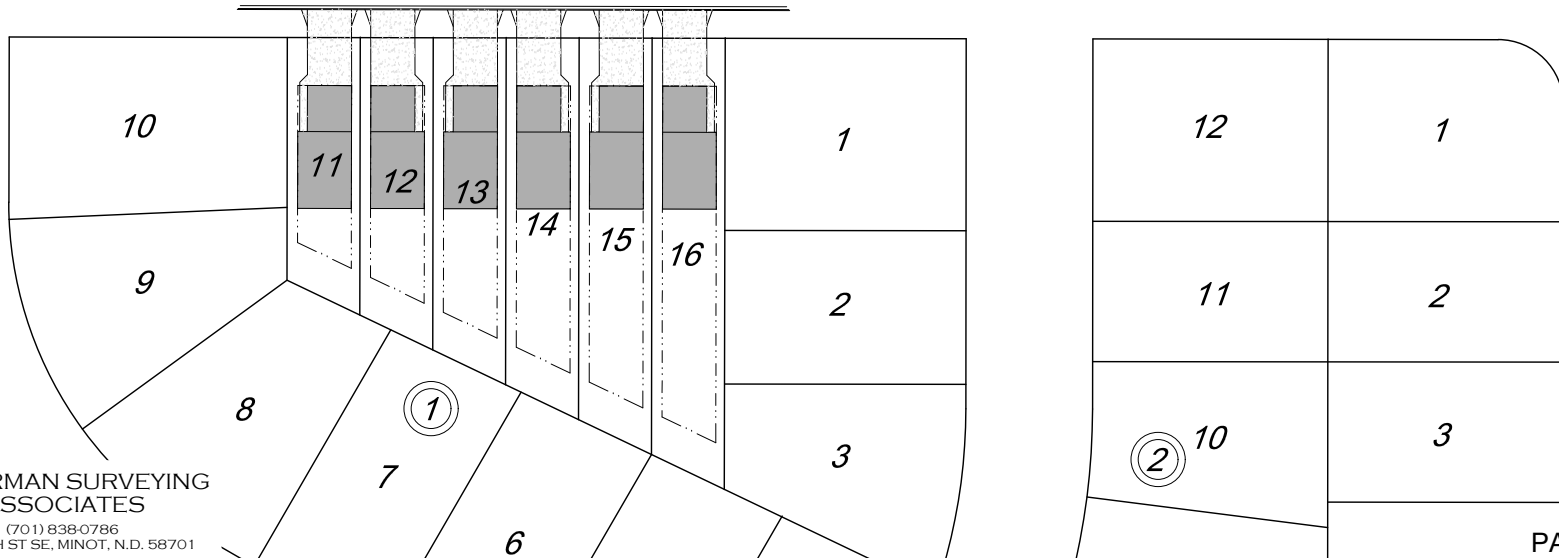
Scale 1" = 100'
 0 50' 100'

36TH AVENUE NE

MULBERRY LOOP NE



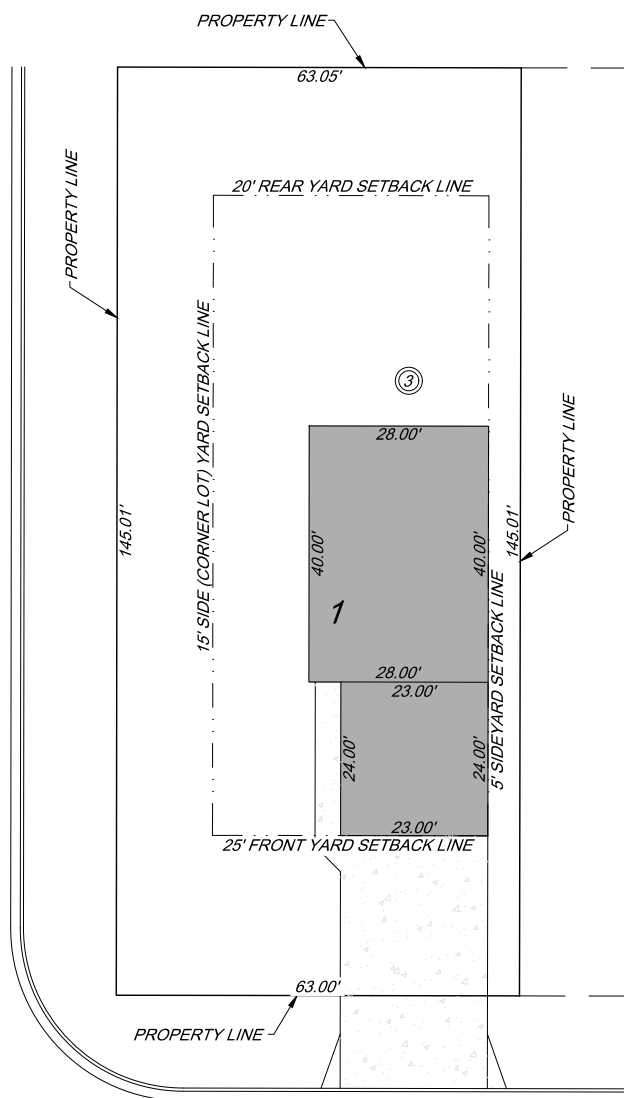
MULBERRY LOOP NE



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PAGE 1 OF 2

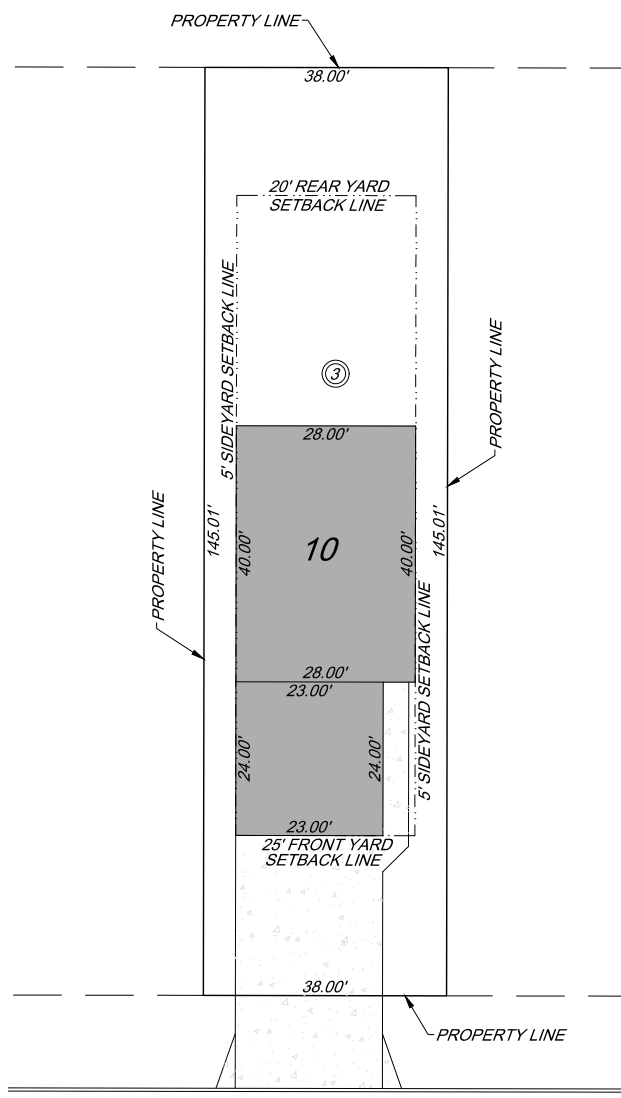
PUD HOUSE DETAIL SHEET



MULBERRY LOOP NE

CORNER LOT DETAIL

SCALE: 1" = 30'



MULBERRY LOOP NE

INTERIOR LOT DETAIL

SCALE: 1" = 30'

NOTES:

FOR PLANNING PURPOSES ONLY. AREAS AND DISTANCES SUBJECT TO FINAL FIELD SURVEY.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

A 10' UTILITY EASEMENT IS LOCATED ON THE STREETSIDE OF EVERY LOT.

PLAT IS SUBJECT TO ALL PRIOR EASEMENTS

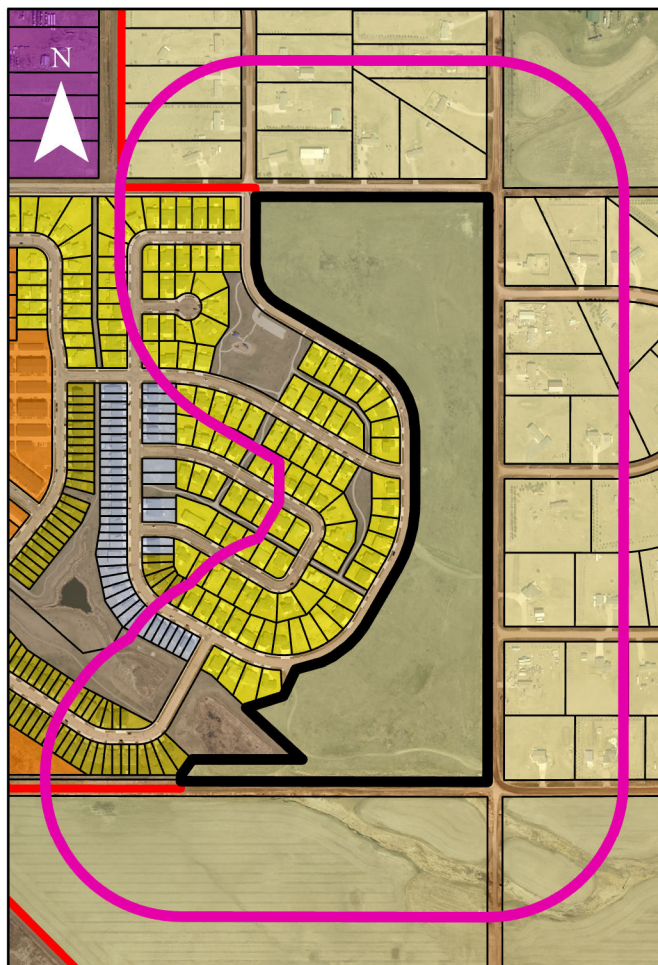


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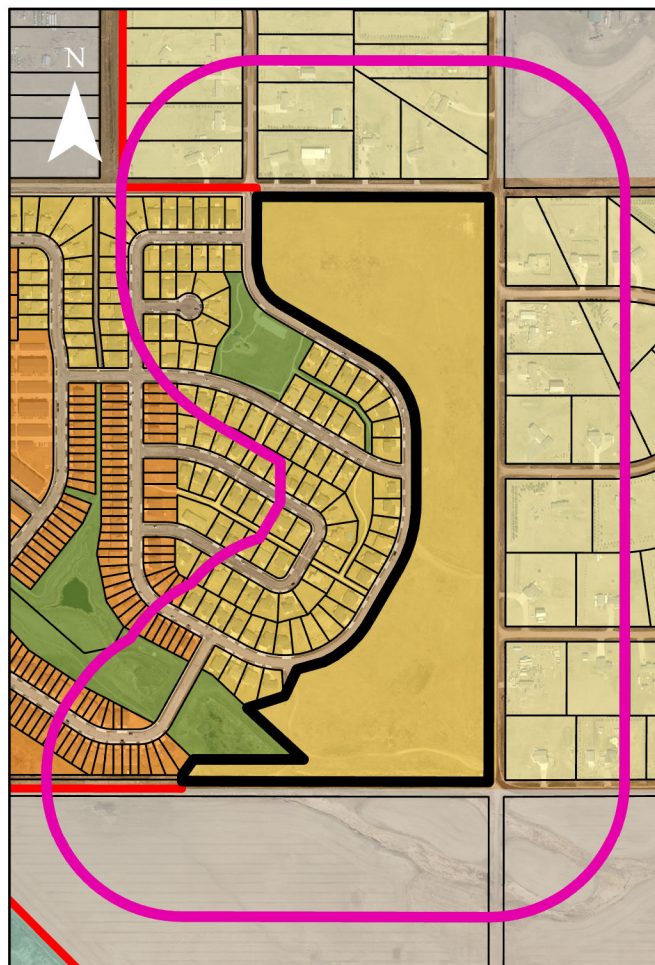
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PAGE 2 OF 2

ZONING



FUTURE LAND USE



0 400 800 1,600 Feet

Zoning

	AG
	M1
	P
	R1
	R2
	R3
	R4
	RR

Both Maps

	Case 2026-29
	Case 2026-29 Notification Area

Land Use Type

	Public Institutional
	Suburban Residential
	Parks And Recreation
	Urban Residential
	Light Industrial
	Rural Residential
	Suburban Residential
	Light Industrial

Exhibit 5 – Site Photos





Personal Appearances:

1. Speaker Cards Required. If someone would like to provide public comment during Planning Commission meeting under personal appearances, each individual must submit a speaker card that includes the individual's name, address, and the topic.

Individuals must submit speaker card information to the Planning Clerk prior to speaking to the Planning Commission. A speaker card may be submitted to the Planning Commission in advance to the meeting.

2. Missing information from the speaker card disqualifies the individual from speaking at the meeting.

3. Each individual is allotted five (5) minutes to make comments. The individual will be notified when their five (5) minutes have expired. The five-limit may be extended by a majority vote of the Planning Commission.

4. All comments must:

- a. Address the topic identified on the speaker card.
- b. Be pertinent to the City of Minot and fall under the authority of the Planning Commission.
- c. Be directed to the Commission as a whole.

5. Comments may not:

- a. Be defamatory, abusive, harassing, or unlawful.
- b. Include information that is exempt or confidential under North Dakota open records law.
- c. Interfere with the orderly conduct of the meeting.

6. Individuals will not have access to the City's audio/visual technology.

7. Individuals may not yield their allotted time to another individual.