



Bismarck Planning and Zoning Commission

MEETING
December 17, 2025

Tom Baker Meeting Room	City-County Office Building	5:00 PM
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The City of Bismarck is encouraging citizens to provide their comments for public hearing items on the Planning & Zoning Commission agenda via email to planning@bismarcknd.gov. The comments will be sent to the Planning and Zoning Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Planning and Zoning Commissioners with enough time to review all comments, please submit your comments no later than 8am the day of the meeting. Comments received after 8am the day of the meeting will not be included for consideration by the Planning and Zoning Commission. Comments should also include which agenda item number your comment references and your name (anonymous comments will not be forwarded to the Planning & Zoning Commissioners or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to planning@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM, FreeTV.org, RadioAccess.org, ROKU, Apple TV and Fire TV.

1. **APPROVAL OF MEETING MINUTES**

- A. Guide to Public Participation
- B. Map of all items on the agenda
- C. Consider approval of the November 19 meeting minutes

2. **PUBLIC COMMENT**

Limited to items on this meeting's Consent agenda, or the previous Planning and Zoning Commission meeting.

3. **CONSENT AGENDA**

A. **Cottonwood Parkview Addition First Replat, Block 1, Lots 2-9 (IJ)**

Zoning Map Amendment | ZC2025-018 | Consideration
Staff recommends: Call for Public Hearing

B. Edgewood Village Seventh Addition First Replat, Block 1, Lots 1-50 (IJ)

Zoning Map Amendment | ZC2025-019 | Consideration
Staff recommends: Call for Public Hearing

4. REGULAR AGENDA

A. Meadow Village Addition First Replat (JW)

Planned Unit Development Amendment | PUDA2025-004 | Public Hearing
Staff recommends: Approve

B. Secluded Acres Fourth Subdivision (JW)

Minor Subdivision Final Plat | MPLT2025-009 | Public Hearing
Staff recommends: Approve

C. Promontory Point VI Addition, Parts of Blocks 2, 11 and 12 (LO)

Annexation | ANNX2025-008 | Final Consideration
Staff recommends: Approve

D. Wachters Seventeenth Addition, Block 2, Lot 1 (LO)

Special Use Permit | SUP2025-017 | Public Hearing
Staff recommends: Approve with conditions

5. OTHER BUSINESS

A. Discussions of changes to Commission

B. Recognition of Service for Commissioners Paul Zent and Daniel Lukens

6. ADJOURN

A. The next meeting of the Planning & Zoning Commission is scheduled for January 28, 2026.

B. Building Permit Data: [Month to Date](#) or [Year to Date](#)

BISMARCK PLANNING AND ZONING COMMISSION

GUIDE TO PUBLIC PARTICIPATION

The Planning and Zoning Commission welcomes and values public input during its meetings. The following procedures for public comment are to ensure that all individuals have a fair opportunity to be heard while maintaining an orderly, transparent, and efficient meeting environment. There are two opportunities available:

Public Hearings

All public hearing items are shown on the regular agenda, which is when comments on these items should be given.

1. **Introduction.** The Chair of the Planning and Zoning Commission introduces the item on the agenda and asks staff to present a report.
2. **Staff Report:** A planner presents the staff report. The presentation will be an overview of the written staff report included in the agenda packet with a visual presentation of materials.
3. **Commission Questions.** Commissioners may ask staff questions, but they will not discuss the request or share an opinion prior to obtaining input from the public.
4. **Open Public Hearing.** The Chair will then open the public hearing on the request and ask if anyone would like to speak to the commission.
5. **Applicant Statement.** The applicant is traditionally given the courtesy to present their proposal or any additional information first.
6. **Public Statements.** The hearing is then opened to the public to voice their support, opposition, or give any comments regarding the item. This is the opportunity to approach the podium.
7. **Close Hearing.** The Chair closes the hearing for the item once all interested people have spoken, and no more public comments are allowed.
8. **Commission Discussion.** Commissioners discuss the proposal. They may ask staff or the applicant questions or for clarification of items stated during the public hearing.
9. **Commission Action.** The Planning and Zoning Commission makes its decision on that item.

Other Public Comments

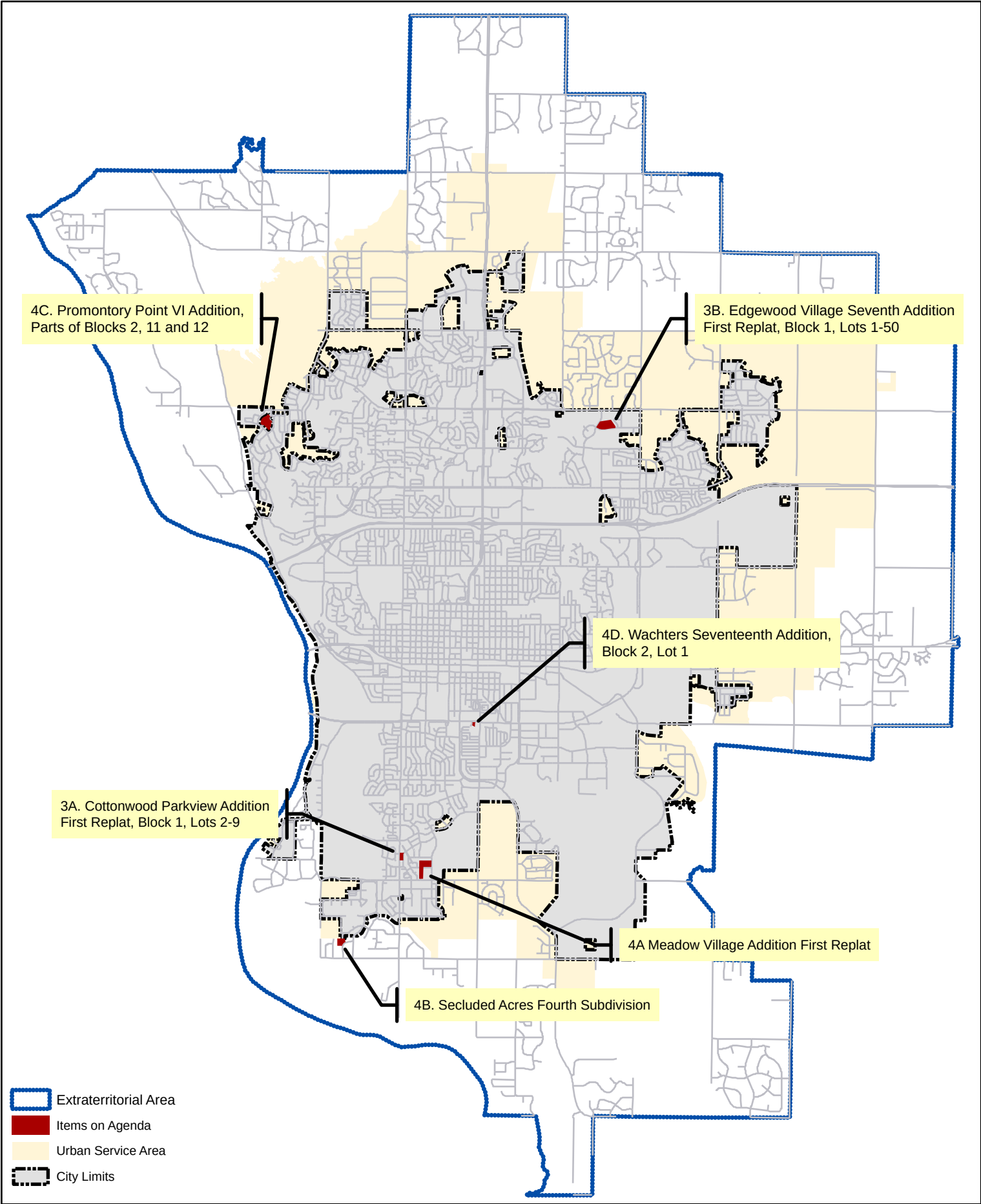
Any comments addressing an item on the current agenda, other than a public hearing, or an agenda item from the preceding meeting.

1. **Public Comment.** General public comments are received toward the beginning of the meeting.
2. **Time Limits.** Each person may comment for five minutes, unless extended by the Chair. An individual may not yield their time to another. The total comment period is limited to 30 minutes, unless extended by the Chair.

General Instructions

The following guidance applies to both public hearings and other public comments:

- Write your first and last name and address on the sign-in sheet at the podium.
- Adjust the microphone, if necessary, state your name, then provide comments. Traditionally, comments are addressed to the Chair and Planning and Zoning Commission.
- Comments may not be defamatory, abusive, harassing, or unlawful; include information that is exempt or confidential under North Dakota open records law; or interfere with the orderly conduct of the meeting.
- Commenters may only address the Commission, not staff, applicants, or other meeting attendees. Commissioners may question any person. The Chair may ask speakers to limit their time, not repeat previous testimony, and speak only once.
- Written materials may be distributed to the Commissioners or displayed visually on screens. Staff are available to assist.
- Reasonable accommodations will be made upon request, pursuant to the City's Title VI policy.



This map is for reference purpose only and is not intended as a survey or accurate representation of all map features.



**BISMARCK PLANNING & ZONING COMMISSION
MEETING MINUTES
November 19, 2025**

The Bismarck Planning & Zoning Commission met on November 19, 2025, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing. Vice Chair Johnson presided and was present in the Tom Baker Meeting Room.

Commissioners present were Brian Bitner (via Zoom), Robert Field, Cole Johnson, Gabe Schell, Mike Schmitz and Paul Zent.

Commissioners Amber Larson, Mike Schwartz, Sheldon Sivak, and Trent Wangen were absent.

Staff members present were Brady Blaskowski – Building Official, Sarah Fricke – Senior Administrative Assistant, Isak Johnson – Planner, Daniel Nairn – Planning Director, Lauren Oster – Planner, and Jenny Wollmuth – Senior Planner.

MINUTES

Vice Chair Johnson called for consideration of the minutes of the October 22, 2025 meeting.

MOTION: Commissioner Zent made a motion to approve the minutes of the October 22, 2025 meeting. Commissioner Field seconded the motion, and it was unanimously approved with Commissioners Bitner, Field, Johnson, Schell, Schmitz and Zent voting in favor of the motion.

PUBLIC COMMENT

Vice Chair Johnson opened the public comment period.

There being no comments, Vice Chair Johnson closed the public comment period.

CONSIDERATION

3A. MEADOW VILLAGE ADDITION FIRST REPLAT, BLOCK 1, LOTS 1-32, AND BLOCK 2, LOTS 1-39 PLANNED UNIT DEVELOPMENT AMENDMENT

MOTION: Based on the findings contained in the staff reports, Commissioner Schmitz made a motion to approve consent agenda item 3A, calling for a public hearing as recommended by staff. Commissioner Zent seconded the motion, and it was unanimously approved with Commissioners Bitner, Field, Johnson, Schell, Schmitz and Zent voting in favor of the motion.

PUBLIC HEARING – PEBBLE CREEK ADDITION, BLOCK 9, LOT 33 ZONING MAP AMENDMENT

Vice Chair Johnson called for the public hearing on the zoning map amendment from the R5 – Residential zoning district to the Conditional RT – Residential zoning district on Lot 33, Block 9, Pebble Creek Addition. The property is located in central Bismarck, north of East Century Avenue and east of State Street, in the northeast quadrant of the intersection of North 19th Street and Oregon Drive.

Ms. Oster explained the proposed conditions that would be placed on the ordinance related to allowable uses, hours of operation, number of visitors, and a prohibition on signs.

Ms. Oster provided an overview of the request and stated that, as a cumulative result of all findings contained in the staff report, City of Bismarck staff find that zoning map amendment would not adversely impact public health, safety, and general welfare.

Ms. Oster said, based on the findings contained in the staff report, staff recommends approval of the zoning map amendment from the R5 – Residential zoning district to the Conditional RT – Residential zoning district on Lot 33, Block 9, Pebble Creek Addition.

Commissioner Schell asked if the lot could accommodate the parking requirements.

Ms. Oster explained that the property includes eight off-street parking spaces along with street parking.

Commissioner Schell said with Evangel Temple's agreement to allow use of their parking lot, the parking is adequate per the ordinance.

Vice Chair Johnson opened the public hearing.

Jenny Maattala, the applicant and founder of Soul 57, explained the purpose of the business, including business hours, potential windows of increased traffic, and the plans for parking.

Commissioner Field said neighbors assumed the zoning will remain the same when they purchased their homes.

Ms. Maattala said research has shown similar businesses have not affected the value of neighboring homes and a home setting is more appealing to grieving families.

Members of the community and neighborhood came forward in favor of the request, stating the need for the service and the benefit of it being in a home setting, comparing it to a home daycare or other home occupation.

Several neighbors spoke in opposition to the request, noting concerns about property value and traffic safety. One mentioned a concern about the property being sold and being used for something other than counseling grieving children.

Commissioner Schell stated the restrictions listed in the ordinance would limit the use to grief counseling even if the property is sold in the future

There being no further comments, Vice Chair Johnson closed the public hearing. Commissioner Schmitz said that he understands the neighbors' concerns, but property owners frequently run businesses from their homes.

MOTION: Based on the findings contained in the staff report, Commissioner Schell made a motion to approve the zoning map amendment from the R5 – Residential zoning district to the Conditional RT – Residential zoning district on Lot 33, Block 9, Pebble Creek Addition. Commissioner Schmitz seconded the motion.

Commissioner Schell explained that businesses may be run out of homes by-right and said he does not see this request as a drastic change as the requested business is the only business that would be allowed.

Commissioner Schmitz agreed that approval of the request would only allow a particular service to grieving youth in the community and asked if there is a way for the property to automatically revert back to an R5 – Residential zoning if sold.

Mr. Nairn explained that the ordinance would remain zoned Conditional RT but it only allows this narrowly defined business or a single-family residence.

The motion was denied with Commissioners Bitner, Field, Johnson, and Zent voting against the motion. Commissioners Schell and Schmitz voted in favor.

PUBLIC HEARING – RURAL ACCESSORY STRUCTURE SIZE ZONING ORDINANCE TEXT AMENDMENT

Chair Schwartz called for the public hearing on a zoning ordinance text amendment to revise and update ordinances regarding total accessory structure size in rural areas to align more closely with Burleigh County's ordinance (Sections 14-03-06, 14-04-01, 14-04-01.1, and 14-04-17).

Mr. Johnson provided an overview of the request and, as a cumulative result of all findings contained in the staff report, City of Bismarck staff find that the zoning ordinance text amendment would not adversely impact public health, safety, and general welfare.

Mr. Johnson said, based on the findings contained in the staff report, staff recommends approval of the zoning ordinance text amendment to Sections 14-03-06, 14-04-01, 14-04-01.1, and 14-04-17 of the City Code of Ordinances to revise and update ordinances regarding total accessory structure size in rural areas.

Commissioner Schell asked Commissioner Bitner if there would be any negative effect on ETA residents. Commissioner Bitner said this amendment would be an improvement to ETA residents.

Vice Chair Johnson opened the public hearing.

There being no comments, Vice Chair Johnson closed the public hearing.

MOTION: Based on the findings contained in the staff report, Commissioner Bitner made a motion to approve zoning ordinance text amendment to Sections 14-03-06,

14-04-01, 14-04-01.1, and 14-04-17 of the City Code of Ordinances to revise and update ordinances regarding total accessory structure size in rural area. Commissioner Zent seconded the motion, and the motion was unanimously approved with Commissioners Bitner, Field, Johnson, Schell, Schmitz, and Zent voting in favor of the motion.

**PUBLIC HEARING – BOUTROUS SECOND ADDITION, BLOCK 1, PART OF LOT 1 & 2 AND PART OF SECTION 27, T139N-R80W/HAY CREEK TOWNSHIP
SPECIAL USE PERMIT – DRIVE THROUGH IN CONJUNCTION WITH A COFFEE SHOP**

Vice Chair Johnson called for the public hearing on a special use permit to allow a drive-through in conjunction with a coffee shop on Lots 1-2, Block 1, Boutrous Second Addition Less Part of Lots 1 & 2, Block 1, Boutrous Second Addition and Part of the NW1/4 of the NW1/4 of Section 27, T139N-R80W/Hay Creek Township. The property is located in central Bismarck, north of Interstate 94, in the northeast quadrant of the intersection of State Street and East Interstate Avenue.

Ms. Oster provided an overview of the request and stated that, as a cumulative result of all findings contained in the staff report, City of Bismarck staff find that the special use would not adversely impact public health, safety, and general welfare.

Ms. Oster said, based on the findings, staff recommends approval of the special use permit to allow a drive-through in conjunction with a coffee shop on Lots 1-2, Block 1, Boutrous Second Addition Less Part of Lots 1 & 2, Block 1, Boutrous Second Addition and Part of the NW1/4 of the NW1/4 of Section 27, T139N-R80W/Hay Creek Township.

Commissioner Schell asked for a description of the ordering process. Ms. Oster explained there will be two lanes with orders provided to customers on the south side of the structure.

Commissioner Bitner asked if they would be serving food as well as drinks.

Vice Chair Johnson opened the public hearing.

Matthew Gilbert, the applicant, attended the meeting via Zoom and explained that the business would be serving only beverages and stacking of vehicles would be on site. He then said he has been working with city staff on landscaping requirements.

There being no further comments, Vice Chair Johnson closed the public hearing.

MOTION: Commissioner Bitner made a motion to approve the special use permit to allow a drive-through in conjunction with a coffee shop on Lots 1-2, Block 1, Boutrous Second Addition Less Part of Lots 1 & 2, Block 1, Boutrous Second Addition and Part of the NW1/4 of the NW1/4 of Section 27, T139N-R80W/Hay Creek Township. Commissioner Zent seconded the motion, and it was unanimously approved with Commissioners Bitner, Field, Johnson, Schell, Schmitz, and Zent voting in favor of the motion.

OTHER BUSINESS

Daniel Narin said the Planning and Zoning Commission currently has openings and applications are due November 30. He explained the Land Development Code's module two is available to the public and staff is available for comments. Mr. Nairn said Coffee with a Planner is ongoing each week of November to allow public input into the Land Development Code.

ADJOURNMENT

There being no further business, Vice Chair Johnson declared the Bismarck Planning & Zoning Commission adjourned at 7:15 p.m. to meet again on December 17, 2025.

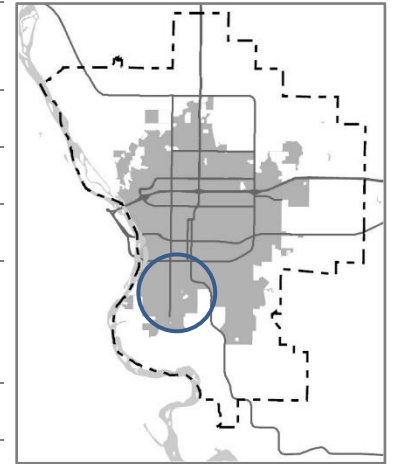
Respectfully submitted,

Sarah S. Fricke
Recording Secretary

Cole Johnson
Vice Chair

Project Summary

<i>Title:</i>	Cottonwood Parkview Addition First Replat, Block 1, Lots 2-9
<i>Status:</i>	Planning and Zoning Commission – Consideration
<i>Property Owner(s):</i>	Edgewood REIT
<i>Project Contact:</i>	Nic Cullen, PE, CFM, Houston Engineering
<i>Project Location:</i>	In south Bismarck, south of Sante Fe Avenue, north of Rutland Drive, on the west side of Kamrose Drive
<i>Project Size:</i>	1.71 acres
<i>Applicant Request:</i>	Rezone the property to facilitate future combination of existing parcels with existing buildings into a single parcel
<i>Staff Recommendation:</i>	Call for public hearing



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	8 lots in 1 block	<i>Lots/Blocks:</i>	No change
<i>Land Use:</i>	Two-family residential	<i>Land Use:</i>	No change
<i>Future Land Use:</i>	Urban Neighborhood (UN)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	Conditional R10 - Residential	<i>Zoning:</i>	RM10 – Residential
<i>Uses Allowed:</i>	Conditional R10 – Two-family residential	<i>Uses Allowed:</i>	RM10 – Multi-family residential
<i>Max Density:</i>	Conditional R10 – 10 units / acre	<i>Max Density:</i>	RM10 – 10 units / acre

Area Information

<i>Zoning Jurisdiction:</i>	Bismarck City Limits
<i>Township:</i>	N/A (City of Bismarck)
<i>Neighborhood:</i>	Cottonwood

Property History

<i>Zoned:</i>	06/2018
<i>Platted:</i>	08/2022
<i>Annexed:</i>	01/2019

(continued)

Project Narrative

Edgewood REIT is requesting approval of a zoning map amendment from the Conditional R10 – Residential zoning district to the RM10 – Residential zoning district on Lots 2-9, Block 1, Cottonwood Parkview Addition First Replat.

The applicant intends to use the proposed zoning district to facilitate a future lot combination of the existing eight parcels into one new parcel with all existing buildings. No changes to the structures

themselves are proposed by the landowner currently. Both the existing zoning district and the proposed zoning district permit the existing building types and permit the same density of units, but only the RM10 – Residential zoning district permits all the units to be on one parcel. The buildings each need their own individual parcel of land in the R10 – residential zoning district.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Urban Neighborhood (UN) in the Future Land Use Plan. The UN areas are places for quiet enjoyment of home life. Goals and objectives of this plan as they relate to zoning map amendments are referenced in review standards below.

The project area is within a predominately residential neighborhood of various housing types. To the south are single- and two-family dwellings. To the west, across South Washington Street, is a mixture of single- and multi-family dwellings. To the north are some developing

multi-family apartment buildings, and to the east is a mixture of two-family and multi-family dwellings.

Public Engagement

Public engagement will commence if the Planning and Zoning Commission calls for a public hearing on this request.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development Projects Dashboard and Community Development Activities map.

(continued)

All written comments received by staff prior to the public hearing will be distributed to the Planning and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

The Future Land Use Plan is adhered to with the proposed zoning map amendment ([Future Land Use Plan](#))

Yes. The proposed zoning map amendment is within the area designated as Urban Neighborhood (UN) in the Future Land Use Plan, as described in the Project Context section above. The proposed zoning district would generally conform to the character of this district.

The proposed amendment is compatible with adjacent land uses and zoning ([Goal S10-a](#), [S5-a](#))

Yes. Adjacent uses are described in the project context section above. The proposed zoning district would allow the existing two-family dwellings to remain and continue as is as well as multi-family dwellings. The landowner has not proposed any physical changes to the structures; therefore, no negative impacts or functional impacts are predicted.

A change in conditions or by an error in the zoning map has occurred since the previous zoning classification was established ([Goal S9-e](#))

No. The current zoning district of Conditional R10 – Residential was established in June 2018. The findings of fact supporting the decision to apply this zoning district are still in effect. No physical changes to the land or structures are proposed based on information submitted by the applicant. This rezoning is to facilitate a future lot

combination as the owner reimagines how they own/operate the properties.

Undue restriction of housing options or access to neighborhood amenities would not result from the proposed zoning map amendment ([Goal S1-a](#), [Goal T1-c](#))

Yes. The proposed zoning map amendment would not adversely impact housing opportunities in any way.

The goals and objectives of Together 2045 Bismarck's Comprehensive Plan would be advanced by the proposed zoning ordinance map amendment ([Comprehensive Plan](#))

Yes. The following objectives of the plan would be advanced through the proposed amendment.

- S9: Provide the means for adaptation of the built environment to meet complex and changing economic and social demands.

The general intent and purpose of the zoning ordinance would be adhered to with the proposed zoning map amendment (Section 14-02-01; [NDCC 40-27-03](#))

Yes. The proposed zoning map amendment would support the purpose of the zoning ordinance, as stated in the City Code of Ordinances and North Dakota Century Code.

Proper administrative procedures related to the request are being followed (Section 14-07-02, [NDCC Chapter 40-47](#))

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for a zoning map amendment, and the required staff review of all submitted materials has occurred prior to submittal of this report to the Planning and Zoning Commission.

(continued)

The public health, safety and general welfare will not be adversely impacted by the proposed zoning map amendment ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed zoning map amendment would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends calling for a public hearing on the zoning map amendment from the Conditional R10 – Residential zoning district to the RM10 – Residential zoning district for Lots 2-9, Block 1, Cottonwood Parkview Addition First Replat.

Attachments

1. Draft Zoning Ordinance
2. Zoning and Plan Reference Map
3. Proposed Zoning Map

Staff report prepared by: Isak Johnson, AICP, Planner

701-355-1850 | ijohnson@bismarcknd.gov

CITY OF BISMARCK

ORDINANCE NO. XXXX

First Reading
Second Reading
Final Passage and Adoption
Publication Date

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE CITY OF BISMARCK CODE OF ORDINANCES (1986 Rev.), AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

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

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the Conditional R10 – Residential zoning district and included in the RM10 – Residential zoning district:

Lots 2-9, Block 1, Cottonwood Parkview Addition First Replat

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

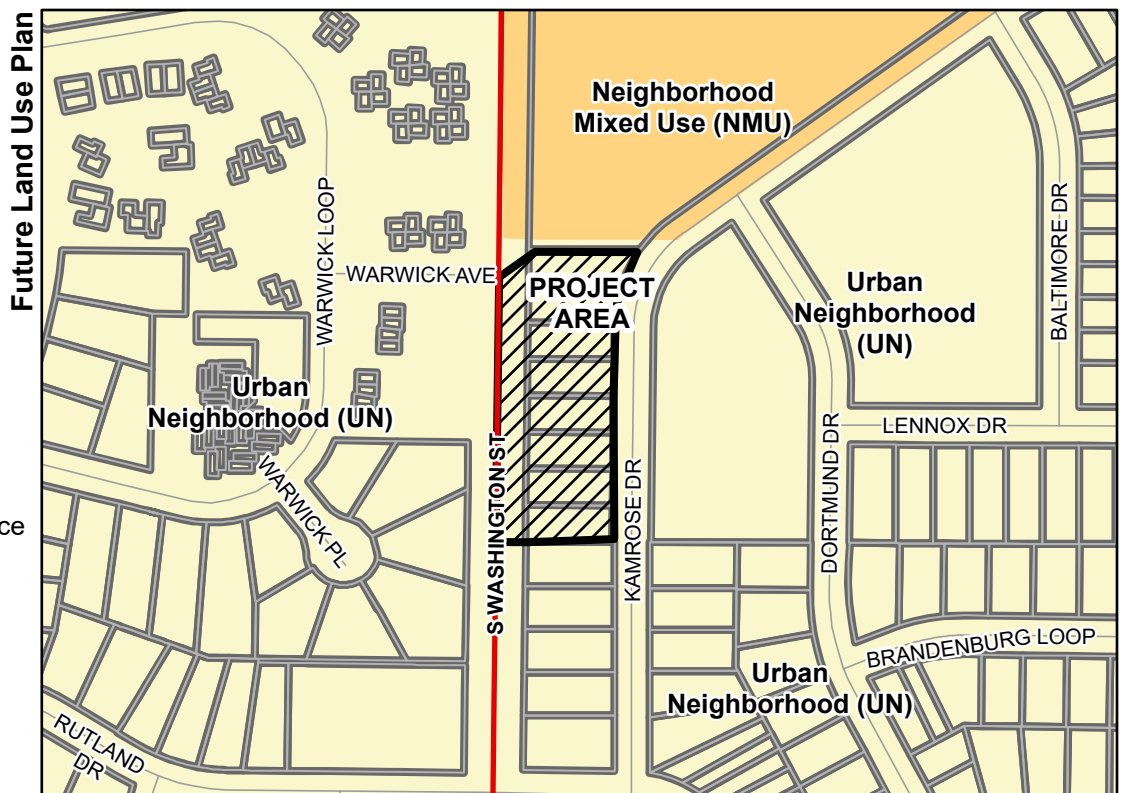
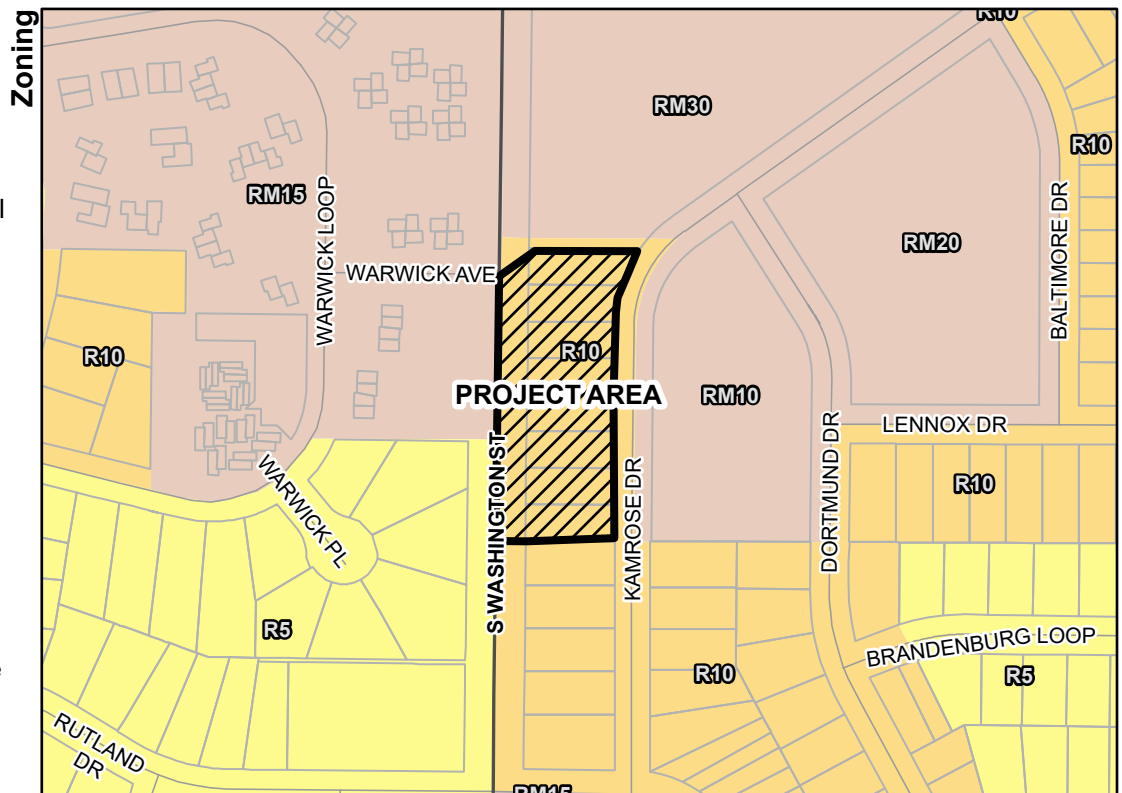
UN	Urban
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
DMU	Destination Mixed Use
DT	Downtown
IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
INS	Institutional
RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/URB	Urban Reserve Mid/Long-Term

Active Mobility Plan

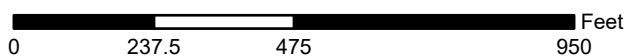
— Future Shared Trail

Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate
- City Limits



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.



City of Bismarck
Planning Department
December 5, 2025

Proposed New Zoning Map

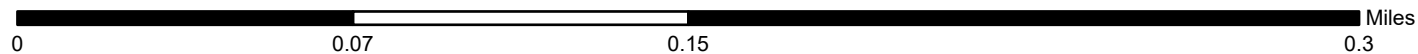
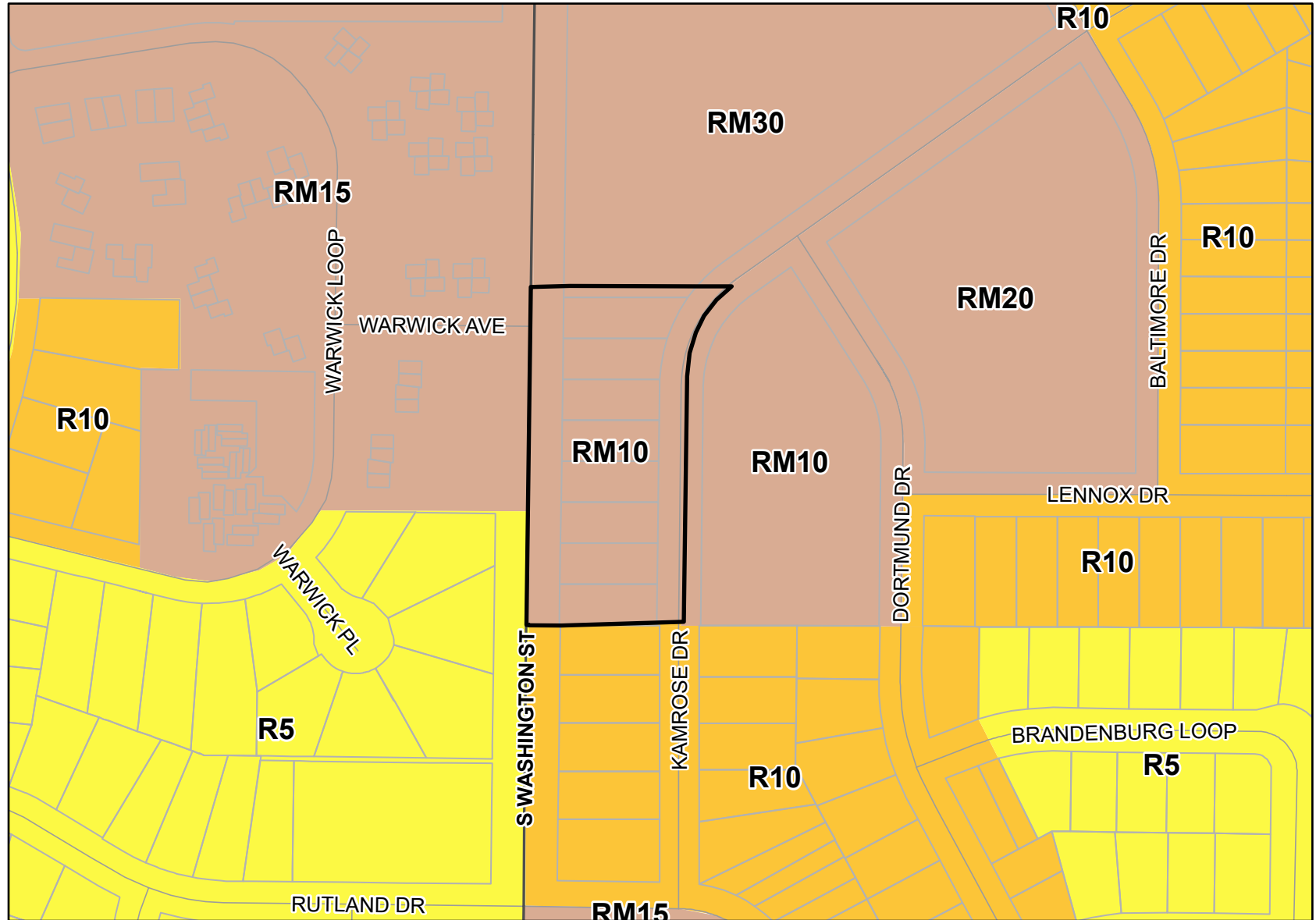
 Project Area
(zoning within
is proposed)

 City Limits

Zoning Districts

A	Agriculture
RR	Rural
	Residential
R5	Residential
RMH	Manufactured
	Home Residential
R10	Residential
RM	Residential
	Multifamily
RT	Residential
	(Offices)
HM	Health and
	Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit
	Development
DC	Downtown Core
DF	Downtown Fringe

A "C-" prior to the district
indicates that special
conditions would apply
to the zoning district



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City of Bismarck
Planning Department
December 5, 2025

STAFF REPORT

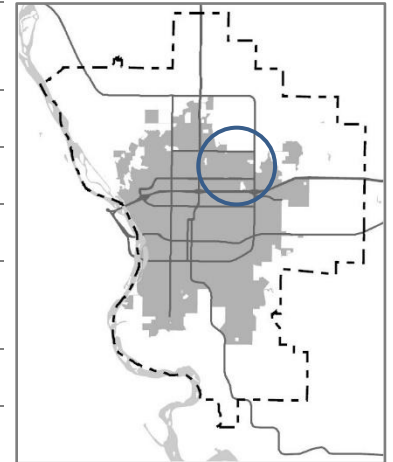
Agenda Item # 3B
December 17, 2025

Application for: **Zoning Map Amendment**

Project ID: **ZC2025-019**

Project Summary

<i>Title:</i>	Edgewood Village 7th Addition 1st Replat, Block 1, Lots 1-50
<i>Status:</i>	Planning and Zoning Commission – Consideration
<i>Property Owner(s):</i>	Edgewood REIT
<i>Project Contact:</i>	Nic Cullen, PE, CFM, Houston Engineering
<i>Project Location:</i>	East of Nebraska Drive and west of Oklahoma Lane, on the north side of Knudsen Avenue
<i>Project Size:</i>	10.55 acres
<i>Applicant Request:</i>	Rezone the area to facilitate a future replat
<i>Staff Recommendation:</i>	Call for public hearing



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	50 lots in 1 block	<i>Lots/Blocks:</i>	No change
<i>Land Use:</i>	Two-family residential	<i>Land Use:</i>	No change
<i>Future Land Use:</i>	Neighborhood Mixed Use (NMU)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	R10 – Residential	<i>Zoning:</i>	RM10 – Residential
<i>Uses Allowed:</i>	R10 – Single and two-family residential	<i>Uses Allowed:</i>	RM10 – Multi-family residential
<i>Max Density:</i>	R10 – 10 units / acre	<i>Max Density:</i>	RM10 – 10 units / acre

Area Information

<i>Zoning Jurisdiction:</i>	Bismarck City Limits
<i>Township:</i>	N/A (City of Bismarck)
<i>Neighborhood:</i>	Edgewood North

Property History

<i>Zoned:</i>	05/2020
<i>Platted:</i>	08/2020
<i>Annexed:</i>	04/2013

(continued)

Project Narrative

Edgewood REIT is requesting approval of a zoning map amendment from the R10 – Residential zoning district to the RM10 – Residential zoning district on Lots 1-50, Block 1, Edgewood Village 7th Addition 1st Replat.

The applicant intends to use the proposed zoning district to facilitate a future replat of the existing 50 lots into one new parcel with all existing buildings. No changes to the structures themselves are proposed by the landowner currently. Both the existing zoning district and the proposed zoning

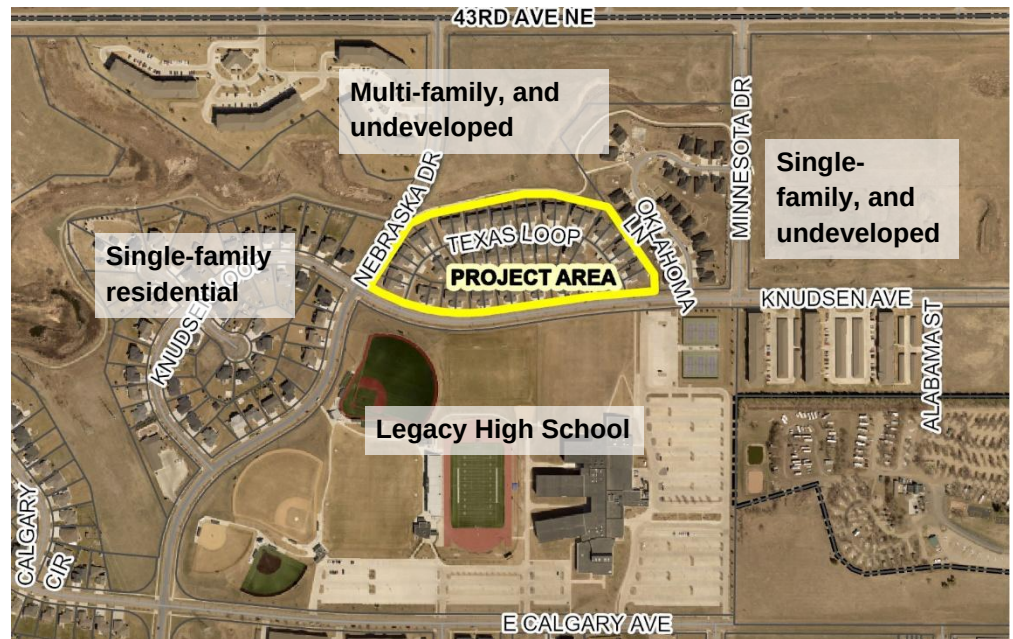
district permits the existing building types and permit the same density of units, but only the RM10 – Residential zoning district permits all the units to be on one parcel. The buildings each need their own individual parcel of land in the R10 – residential zoning district.

A minor subdivision final plat will be submitted prior to the public hearing for this zoning map amendment such that they will hold their hearings simultaneously. The replat will adjust details regarding easements and access.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Neighborhood Mixed Use (NMU) in the Future Land Use Plan. The NMU areas are the social and commercial gathering spaces for the immediate surrounding residential areas. Goals and objectives of this plan as they relate to zoning map amendments are referenced in review standards below.

The project area is adjacent to Legacy High School to the south, single-family residential uses to the east and west, and some multi-family

residential uses and undeveloped land further to the east and north.

Public Engagement

Public engagement will commence if the Planning and Zoning Commission calls for a public hearing on this request.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development

(continued)

Projects Dashboard and Community Development Activities map.

All written comments received by staff prior to the public hearing will be distributed to the Planning and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

The Future Land Use Plan is adhered to with the proposed zoning map amendment ([Future Land Use Plan](#))

Yes. The proposed zoning map amendment is within the area designated as Neighborhood Mixed Use (NMU) in the Future Land Use Plan, as described in the Project Context section above. The proposed zoning district would generally conform to the character of this district as no physical changes are being proposed to the land or buildings.

The proposed amendment is compatible with adjacent land uses and zoning ([Goal S10-a](#), [S5-a](#))

Yes. Adjacent uses are described in the project context section above. The proposed zoning district would allow the existing two-family dwellings to remain and continue as is as well as multi-family dwellings. The landowner has not proposed any physical changes to the structures; therefore, no negative impacts or functional impacts are predicted.

A change in conditions or by an error in the zoning map has occurred since the previous zoning classification was established ([Goal S9-e](#))

No. The current zoning district of R10 – Residential was established in May 2020. The findings of fact supporting the decision to apply

this zoning district are still in effect. No physical changes to the land or structures are proposed based on information submitted by the applicant. This rezoning is to facilitate a future replat as the owner reimagines how they own/operate the properties.

Undue restriction of housing options or access to neighborhood amenities would not result from the proposed zoning map amendment ([Goal S1-a](#), [Goal T1-c](#))

Yes. The proposed zoning map amendment would not adversely impact housing opportunities in any way.

The goals and objectives of Together 2045 Bismarck's Comprehensive Plan would be advanced by the proposed zoning ordinance map amendment ([Comprehensive Plan](#))

Yes. The following objectives of the plan would be advanced through the proposed amendment.

- S9: Provide the means for adaptation of the built environment to meet complex and changing economic and social demands

The general intent and purpose of the zoning ordinance would be adhered to with the proposed zoning map amendment (Section 14-02-01; [NDCC 40-27-03](#))

Yes. The proposed zoning map amendment would support the purpose of the zoning ordinance, as stated in the City Code of Ordinances and North Dakota Century Code.

Proper administrative procedures related to the request are being followed (Section 14-07-02, [NDCC Chapter 40-47](#))

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for a zoning map amendment, and the required staff review of all submitted materials has occurred prior to

(continued)

submittal of this report to the Planning and Zoning Commission.

The public health, safety and general welfare will not be adversely impacted by the proposed zoning map amendment ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed zoning map amendment would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends calling for a public hearing on the zoning map amendment from the Conditional R10 – Residential zoning district to the RM10 – Residential zoning district for Lots 1-50 Edgewood Village 7th Addition 1st Replat.

Attachments

1. Draft Zoning Ordinance
2. Zoning and Plan Reference Map
3. Proposed Zoning Map

Staff report prepared by: Isak Johnson, AICP, Planner

701-355-1850 | ijohnson@bismarcknd.gov

CITY OF BISMARCK

ORDINANCE NO. XXXX

First Reading
Second Reading
Final Passage and Adoption
Publication Date

AN ORDINANCE TO AMEND AND RE-ENACT SECTION 14-03-02 OF THE CITY OF BISMARCK CODE OF ORDINANCES (1986 Rev.), AS AMENDED, RELATING TO THE BOUNDARIES OF ZONING DISTRICTS.

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

Section 1. Amendment. Section 14-03-02 of the Code of Ordinances of the City of Bismarck, North Dakota is hereby amended to read as follows:

The following described property shall be excluded from the R10 – Residential zoning district and included in the RM10 – Residential zoning district:

Lots 1-50, Block 1, Edgewood Village 7th Addition 1st Replat

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Taking Effect. This ordinance shall take effect upon final passage, adoption and publication.



Zoning and Plan Reference Map

ZC2025-019

EDGEWOOD VILLAGE 7TH ADDITION FIRST REPLAT, B1, L1-50

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

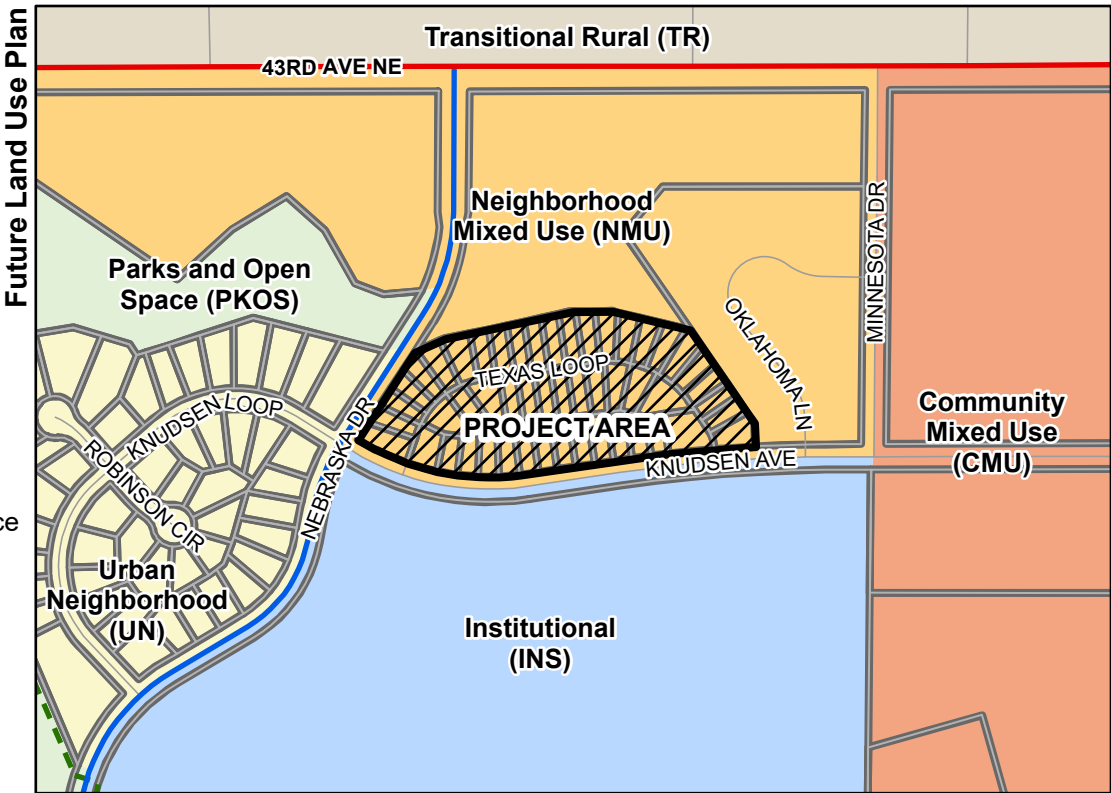
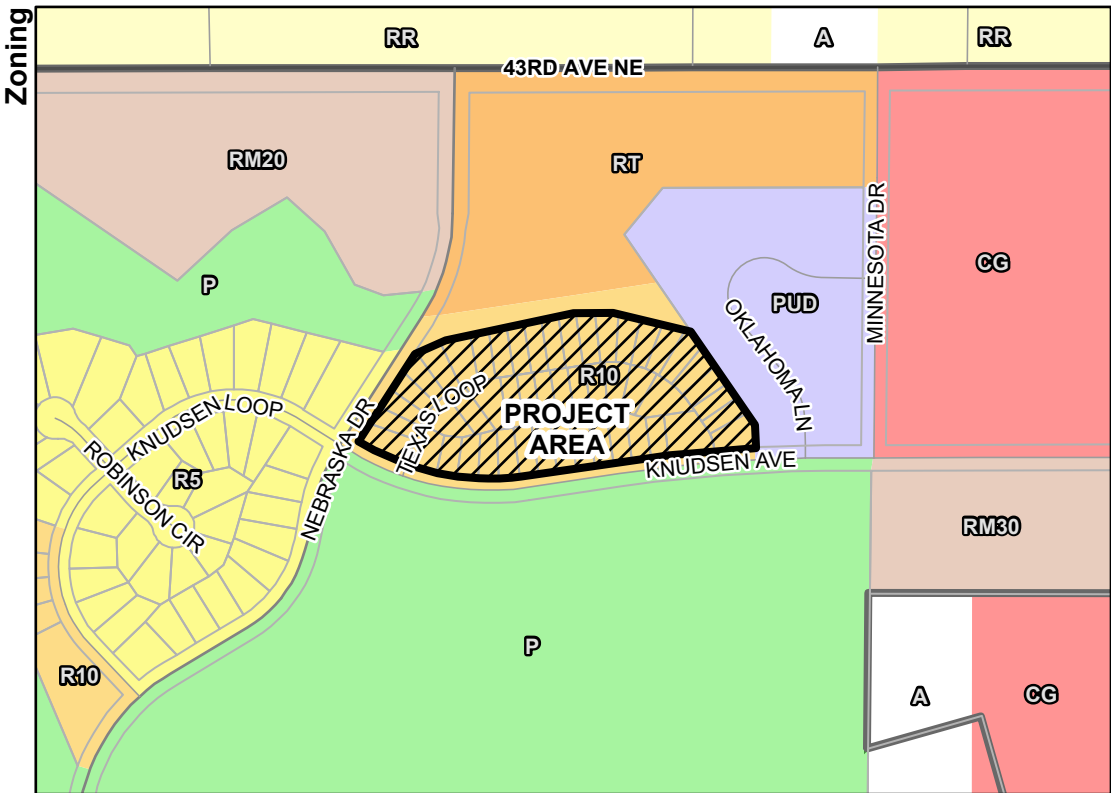
UN	Urban
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
DMU	Destination Mixed Use
DT	Downtown
IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
INS	Institutional
RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/URB	Urban Reserve Mid/Long-Term

Active Mobility Plan

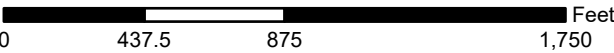
Future Shared Trail

Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate
- City Limits



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.



City of Bismarck
Planning Department
December 5, 2025

Proposed New Zoning Map

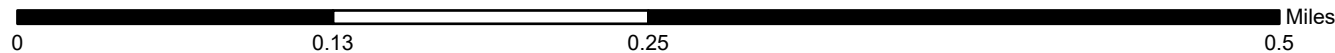
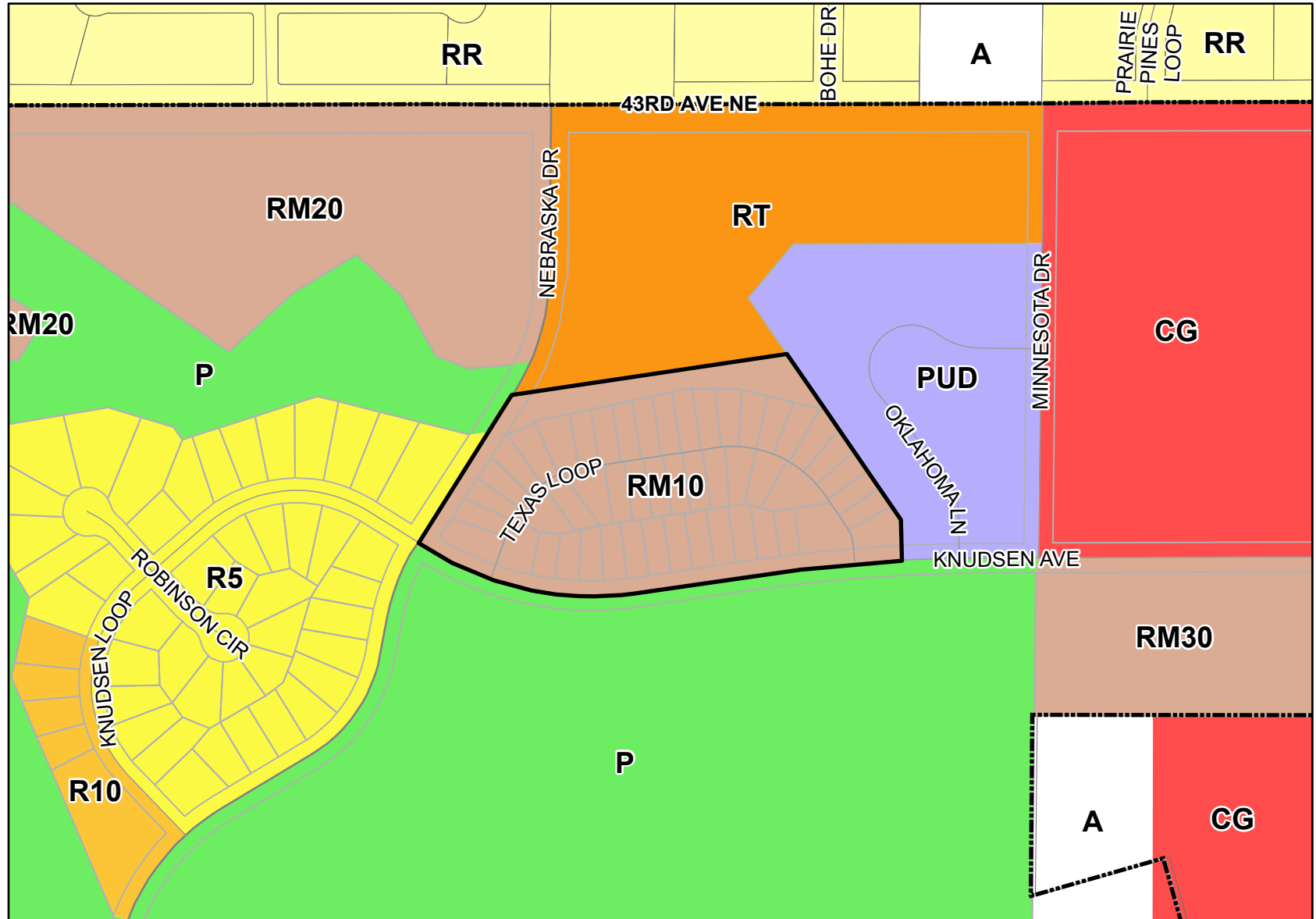
 Project Area
(zoning within
is proposed)

 City Limits

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

A "C-" prior to the district
indicates that special
conditions would apply
to the zoning district



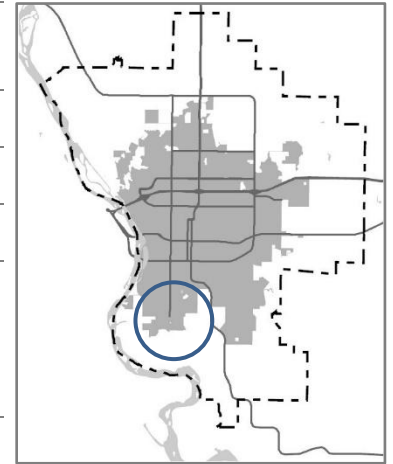
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City of Bismarck
Planning Department
December 5, 2025

Project Summary

<i>Title:</i>	Meadow Village Addition First Replat, Block 1, Lots 1-32, and Block 2, Lots 1-39
<i>Status:</i>	Planning and Zoning Commission - Public Hearing
<i>Property Owner(s):</i>	Dakota Pioneer Land Company LLC
<i>Project Contact:</i>	Arthur Goldammer
<i>Project Location:</i>	In south Bismarck, east of South Washington Street, in the northwest quadrant of the intersection of East Burleigh Avenue and Boston Drive, along the north and south sides of Freiburg Lane
<i>Project Size:</i>	11.37 acres
<i>Applicant Request:</i>	Amend PUD to reduce front yard setback adjacent to public streets
<i>Staff Recommendation:</i>	Approve



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	71 lots in 2 blocks	<i>Lots/Blocks:</i>	No change
<i>Land Use:</i>	Single, two and multi-family residential	<i>Land Use:</i>	No change
<i>Future Land Use:</i>	Urban Neighborhood (UN) Neighborhood Mixed Use (NMU)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	PUD – Planned Unit Development	<i>Zoning:</i>	No change
<i>Uses Allowed:</i>	PUD – Uses specified in PUD	<i>Uses Allowed:</i>	No change
<i>Max Density:</i>	PUD – Density specified in PUD	<i>Max Density:</i>	No change

Area Information

Property History

<i>Zoning Jurisdiction:</i>	Bismarck City Limits	<i>Zoned:</i>	08/2022
<i>Township:</i>	N/A (City of Bismarck)	<i>Platted:</i>	08/2022
<i>Neighborhood:</i>	Cottonwood	<i>Annexed:</i>	06/2018

(continued)

Project Narrative

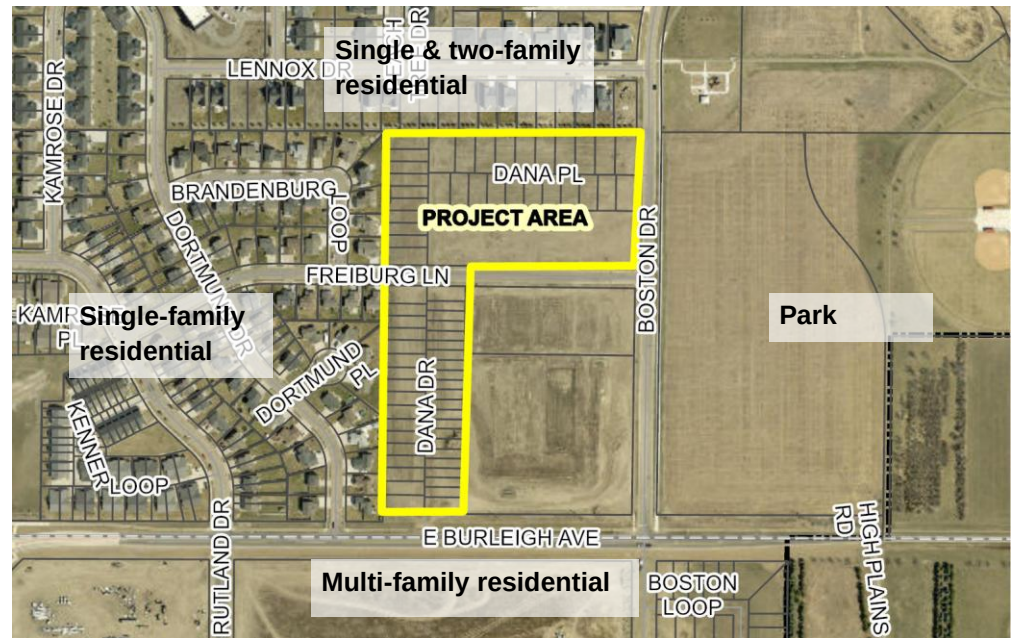
Dakota Pioneer Land Company LLC requests approval of a major Planned Unit Development amendment for Lots 1-32, Block 1, and Lots 1-39, Block 2, Meadow Village Addition First Replat.

The proposed amendment would reduce the front yard setback for lots adjacent to public roadways from 25 feet to 15 feet.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Neighborhood Mixed Use (NMU) in the Future Land Use Plan. The NMU areas are the social and commercial gathering spaces for the immediate surrounding residential uses. Goals and objectives of this plan as they relate to this request are referenced in review standards below.

Adjacent land uses include developing single- and two-family uses to the north, single family uses to the west, and developing multi-family uses to the south and a park to the east.

Public Engagement

The Planning and Zoning Commission considered and called for a public hearing on this request at their meeting on November 19, 2025.

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on December 5 and 12, and 65 postcards were mailed to the owners of nearby properties on December 5, 2025.

A physical sign providing information on the public hearing was placed in a publicly accessible spot at the project location on December 2, 2025.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development Projects Dashboard and Community Development Activities map.

All written comments received by staff prior to the public hearing will be distributed to the Planning

(continued)

and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Together 2045 Bismarck's Comprehensive Plan is adhered to with the proposed Planned Unit Development (Section 14-04-18(3)a)

Yes. The following objectives of the plan would be advanced through the amended Planned Unit Development.

- S9: Provide the means for adaptation of the built environment to meet complex and changing economic and social demands.

The proposed development would meet changing demands of the community. In particular, the proposed front yard setback of 15 feet meets the proposed front yard setback for similar development in the draft Land Development Code.

Adequate buffer areas have been provided between any noncompatible land uses (Section 14-04-18(3)b)

Yes. Adjacent uses are described in the project context section above. The amended Planned Unit Development includes landscaped buffers to mitigate any potential negative impacts on these uses.

The applicant is proposing to add landscaping along the west side of the subdivision to buffer the overall development of the PUD from existing single-family uses. Development that may be anticipated from the proposed amendment would have no negative impact on the surrounding properties.

Natural features of the site would be preserved, insomuch as possible, including the preservation of trees and natural drainage ways (Section 14-04-18(3)c)

Yes. The development includes landscaped areas surrounding the proposed multi-family development. The amended PUD incorporates these existing natural features into the design of the development to the greatest extent feasible.

Additional landscaping is proposed to be installed along the west side of the subdivision.

The internal roadway circulation system within the planned unit development has been adequately designed for the type of traffic that would be generated (Section 14-04-18(3)d)

Yes. The current PUD is served entirely by existing public and private roadways. The proposed amendment would not modify the existing public rights-of-way.

The character and nature of the proposed 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 (Section 14-04-18(3)e)

Yes. The current PUD allows for a mix of single-, two- and multi-family uses which are compatible and harmonious with the surrounding area. The proposed amendment would not modify these uses.

Proper administrative procedures related to the request are being followed (Section 14-04-18)

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for a planned unit development amendment, and the required staff review of all submitted materials has occurred prior to submittal of this report to the Planning and Zoning Commission.

(continued)

The public health, safety and general welfare will not be adversely impacted by the proposed zoning map amendment ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed zoning map amendment would not adversely impact 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 Lots 1-32, Block 1, and Lots 1-39, Block 2, Meadow Village Addition First Replat.

Attachments

1. Draft PUD Amendment Resolution
2. Zoning and Plan Reference Map
3. Exhibit

Staff report prepared by: Jenny Wollmuth, AICP, CFM, Senior Planner
701-355-1845 | jwollmuth@bismarcknd.gov

RESOLUTION OF BISMARCK PLANNING AND ZONING COMMISSION

**MAJOR PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT
MEADOW VILLAGE ADDITION FIRST REPLAT**

Ordinance Number	6517
Final Passage and Adoption:	August 9, 2022
Ordinance Amendment Number:	6517A1
Ordinance Amendment Number:	6517A2
Amendment Passage and Adoption:	

WHEREAS, Ordinance No. 6517 was adopted by the Board of City Commissioners on August 9, 2022; and,

WHEREAS, The Bismarck Planning and Zoning Commission held a public hearing on December 17, 2025 regarding this request for a Planned Unit Development (PUD) amendment in accordance with provisions of Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments) and considered public testimony and findings of fact related to the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Bismarck, North Dakota, that the application for a Planned Unit Development (PUD) amendment on Lots 1-32, Block 1 and Lots 1-39, Block 2, is hereby approved:

Lots 1-32, Block 1 and Lots 1-41, Block 2, Meadow Village Addition First Replat is subject to the following standards:

1. *Conformance to Submitted Documents.* The development must generally conform to the site plan submitted in conjunction with the application for the Planned Unit Development. Notwithstanding, lot lines may be adjusted through the administrative lot modification process, provided all minimum dimensional requirements of this ordinance continue to be met.
2. *Application to Area Identified as Single Family Detached (SFD) on the site plan.*

Lots 1-31, Block 1, Meadow Village Addition First Replat

- a. *Uses Permitted.* The uses within the SFD area shall be limited to the following:
 - i. *Principal Use.* Single-family dwelling

b. *Dimensional Standards.* The following dimensional standards shall apply to all structures within the SFD area:

- i. *Density.* The maximum allowable density is ten (10) families per gross acre.
- ii. *Lot area.* All lots shall have a minimum area of five thousand (5,000) square feet.
- iii. *Lot width.* All lots shall have a minimum width of forty (40) feet.
- iv. *Lot coverage.* The ground area occupied by the principal building shall not exceed forty (40) percent of the total area of the lot.
- v. *Front yards.* All lots shall have a front yard setback from all public roadways ~~shall be of twenty-five (25)~~ fifteen (15) feet, measured from the property line; the front yard setback from all private roadways shall be fifteen (15) feet, measured from the building edge to the private roadway/access easement.
- vi. *Side yards.* All lots shall have two (2) side yards for principal structures of not less than five (5) feet.
- vii. *Rear yards.* All lots shall have a rear yard for principal structures of not less than twenty (20) feet.
- viii. *Building height.* No single-family dwelling shall exceed forty (40) feet in height.

3. *Application to Area Identified as Single Family Attached (SFA) on the site plan.*

Lots 1-39, Block 2, Meadow Village Addition First Replat

- a. *Uses Permitted.* The uses within the SFA area shall be limited to the following:
 - i. *Principal Use.* Two-family dwelling (Lots 2-39, Block 2).
 - ii. *Principal Use.* Single-family dwelling (Lot 1, Block 2).
- b. *Dimensional Standards.* The following dimensional standards shall apply to all structures within SFA area:
 - i. *Density.* The maximum allowable density is ten (10) families per gross acre.
 - ii. *Lot area.* All lots shall have a minimum area of three thousand four hundred (3,400) square feet.

- iii. *Lot width.* All lots shall have a minimum width of thirty-one (31) feet.
- iv. *Lot coverage.* The ground area occupied by all principal and accessory buildings shall not exceed forty (40) percent of the total lot area.
- v. *Front yards.* All lots shall have a front yard setback from all public roadways ~~shall be of twenty-five (25)~~ **fifteen (15)** feet, measured from the property line; the front yard setback from all private roadways shall be fifteen (15) feet, measured from the building edge to the private roadway/access easement.
- vi. *Side yards.* Each two-family dwelling shall have a side yard of not less than five (5) feet on either side of the overall building.
- vii. *Rear yards.* All lots shall have a rear yard for principal structures of not less than twenty (20) feet.
- viii. *Building height.* No two-family dwelling shall exceed forty (40) feet in height.

4. *Application to Area Identified as Condos on the site plan.*

Lot 32, Block 1, Meadow Village Addition First Replat

- a. *Uses Permitted.* The uses within the Condos area shall be limited to the following:
 - i. *Principal Use.* Multi-family residential.
- b. *Dimensional Standards.* The following dimensional standards shall apply to all structures within the Condos area:
 - i. *Density.* The maximum allowable density is fifteen (15) families per net acre
 - ii. *Lot area.* All lots shall have a minimum area of seven thousand (7,000) square feet.
 - iii. *Lot width.* All lots shall have a minimum width of sixty (60) feet.
 - iv. *Front yards.* All lots shall have a front yard setback from all public roadways ~~shall be of twenty-five (25)~~ **fifteen (15)** feet, measured from the property line; the front yard setback from all private roadways shall be fifteen (15) feet, measured from the building edge to the private roadway/access easement.

- v. *Side yards.* All lots shall have two (2) side yards for principal structures of not less than five (5) feet.
- vi. *Rear yards.* All lots shall have a rear yard for principal structures of not less than ten (10) feet.
- vii. *Lot coverage.* The ground area occupied by all principal and accessory buildings shall not exceed forty (40) percent of the total lot area.
- viii. *Building height.* No single-family dwelling shall exceed forty (40) feet in height.

5. *Application to Area Identified as Townhomes on the site plan.*

Lot 41, Block 2, Meadow Village Addition First Replat

- a. *Uses Permitted.* The uses within the Townhomes area shall be limited to the following:
 - i. *Principal Use.* Multi-family dwelling(s).
 - ii. *Accessory Use.* Accessory building (detached residential garages).
- b. *Dimensional Standards.* The following dimensional standards shall apply to all structures within the Townhomes area:
 - i. *Density.* The maximum allowable density is thirty (30) units per net acre.
 - ii. *Lot area.* All lots shall have a minimum area of seven thousand (7,000) square feet.
 - iii. *Lot width.* All lots shall have a minimum width of sixty (60) feet.
 - iv. *Lot coverage.* The ground area occupied by all principal and accessory buildings shall not exceed fifty (50) percent of the total lot area.
 - v. *Front yards.* All lots shall have a front yard setback from all public roadways of fifteen (15), measured from the property line; the front yard setback from all private roadways shall be fifteen (15) feet for multi-family dwelling(s), measured from the building edge to the private roadway/access easement. The front yard setback from all private roadways shall be zero (0) feet for accessory buildings.

- vi. *Side yards.* All lots shall have two (2) side yards for principal structures of not less than five (5) feet.
- vii. *Rear yards.* All lots shall have a rear yard for principal structures of not less than twenty (10) feet.
- viii. *Building height.* No two-family dwelling shall exceed forty (40) feet in height. No accessory building shall exceed twenty-five (25) feet in height, as measured to the peak of the roof.

6. *Application to Area Identified as Apartment on the site plan.*

Lot 40, Block 2, Meadow Village Addition First Replat

- a. *Uses Permitted.* The uses within the Apartment area shall be limited to the following:
 - i. *Principal Use.* Multi-family dwelling(s).
- b. *Dimensional Standards.* The following dimensional standards shall apply to all structures within the Apartment area:
 - i. *Density.* The maximum allowable density is thirty (30) units per net acre.
 - ii. *Lot area.* All lots shall have a minimum area of seven thousand (7,000) square feet.
 - iii. *Lot width.* All lots shall have a minimum width of sixty (60) feet.
 - iv. *Lot coverage.* The ground area occupied by all principal and accessory buildings shall not exceed fifty (50) percent of the total lot area.
 - v. *Front yards.* All lots shall have a front yard setback from all public roadways shall be fifteen (15), measured from the property line; the front yard setback from all private roadways shall be fifteen (15) feet for multi-family dwelling(s), measured from the building edge to the private roadway/access easement. The front yard setback from all private roadways shall be zero (0) feet for accessory buildings.
 - vi. *Side yards.* All lots shall have two (2) side yards for principal structures of not less than five (5) feet.
 - vii. *Rear yards.* All lots shall have a rear yard for principal structures of not less than twenty (10) feet.

- viii. *Building height.* No principal building shall exceed sixty (60) feet in height. No accessory building shall exceed twenty-five (25) feet in height. For buildings in excess of two stories in height, the required side yard and rear yard setbacks shall be increased by ten (10) feet for each additional story over two (2).
7. *Signs.* Signage may be installed in accordance with the provisions of Chapter 14-03.1 (Signs) following standards for residential zoning districts.
8. *Parking and Loading.* Parking and loading areas shall be provided in accordance with Section 14-03-10 of the City Code of Ordinances (Off-Street Parking and Loading)
9. *Landscaping and Screening.* Landscaping, as depicted in the approved landscape plan, must be installed in conjunction with site development.
10. *Modifications.* This PUD shall only be amended in accordance with Section 14-04-18(4) of the City Code of Ordinances (Planned Unit Developments). Major modifications require a public hearing and approval by the Bismarck Planning & Zoning Commission.

CERTIFICATE

I, Daniel Nairn, do hereby certify that I am the duly appointed, qualified Planning Director of the City of Bismarck, North Dakota, and that the foregoing is a full, true and correct copy of a resolution adopted at a legally convened meeting of the Planning and Zoning Commission held on this December 17, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand.

Daniel Nairn
Planning Director
Bismarck, North Dakota

Date

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
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MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

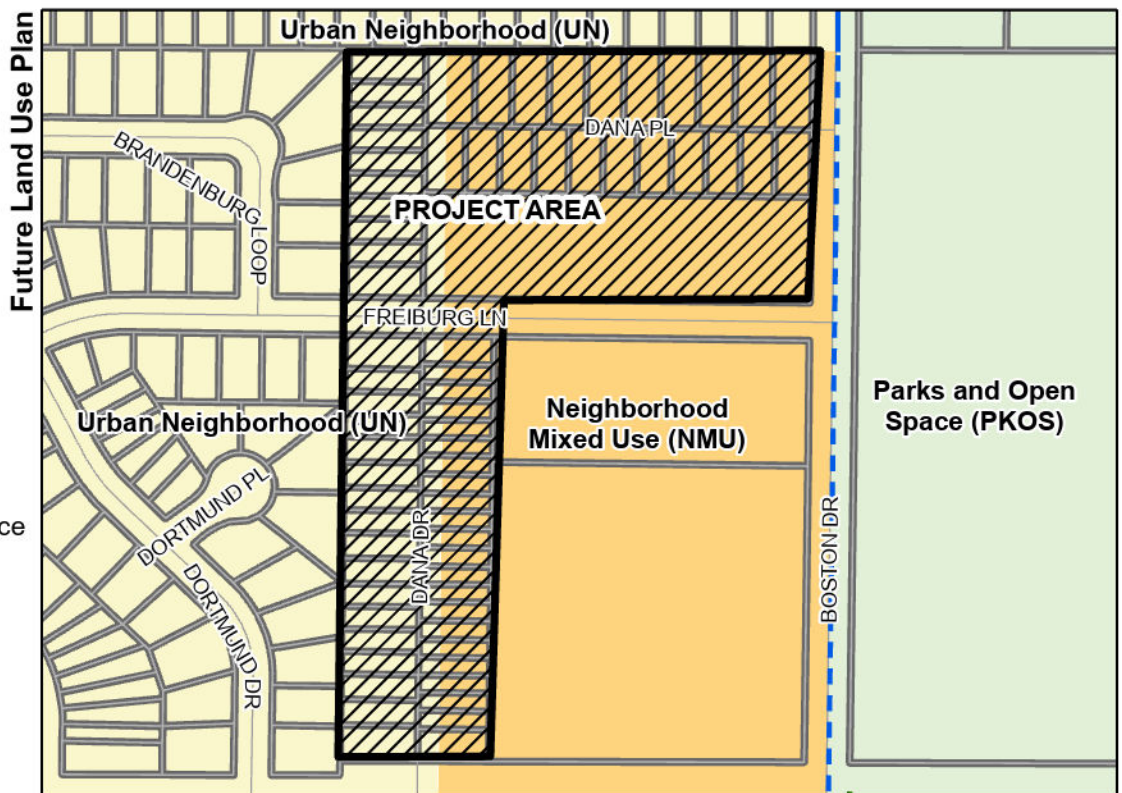
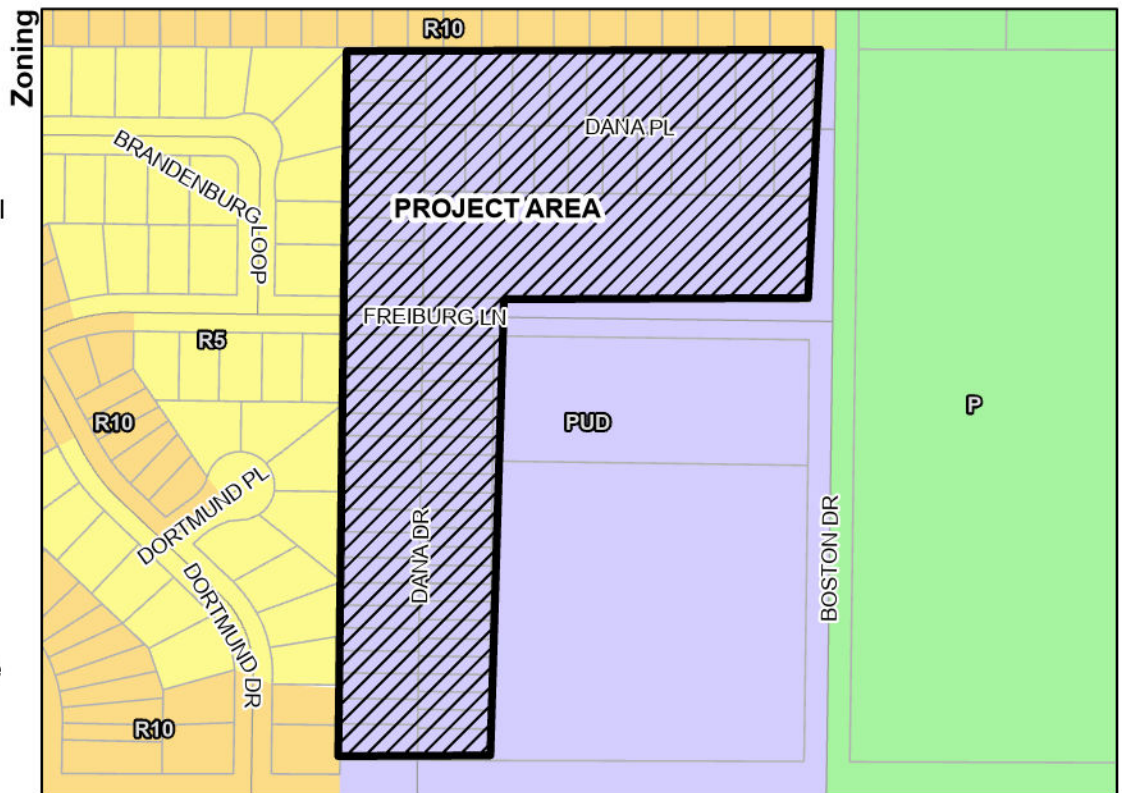
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IMU	Industrial Mixed Use
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TR	Residential Transitional
PKOS	Parks/Open Space
URA/	Urban Reserve
URB	Mid/Long-Term

Active Mobility Plan

— Future Shared Trail

Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate
- City Limits



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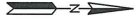
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City of Bismarck
Planning Department
November 14, 2025

MEADOW VILLAGE ADDITION HOUSE LAYOUT

BISMARCK, NORTH DAKOTA
01/20/2023



0 60 120
SCALE: 1 INCH = 120 FEET

N.D. STATE PLANE, SOUTH ZONE
INTERNATIONAL FEET
BEARINGS AND DISTANCES ARE GRID

LEGEND (SINGLE BUILD)

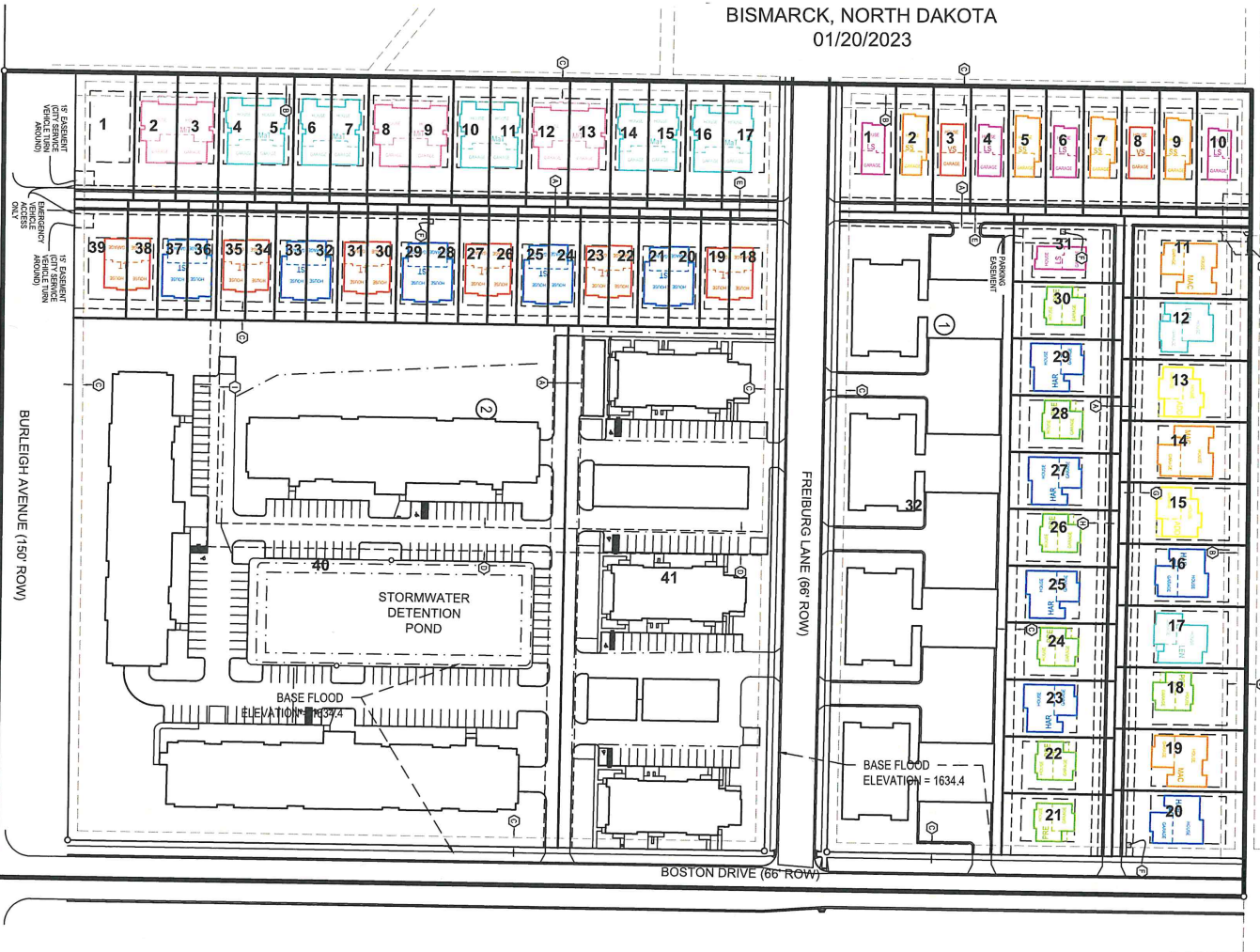
- VINNY SINGLE BUILD (2 UNITS)
- LOKI SINGLE BUILD (5 UNITS)
- STELLA SINGLE BUILD (4 UNITS)

LEGEND (TWIN BUILD)

- LOKI TWIN BUILD (6 UNITS)
- STELLA TWIN BUILD (5 UNITS)
- MADISON TWIN BUILD (5 UNITS)
- MIA TWIN BUILD (3 UNITS)

LEGEND (HOUSE BUILD)

- ADDISON BUILD (2 UNITS)
- PRESLEY BUILD (7 UNITS)
- LENNOX BUILD (2 UNITS)
- HARRISON BUILD (6 UNITS)
- MACKLIN BUILD (3 UNITS)



PROJECT TITLE		HOUSE LAYOUT		 1300 TACOMA AVE BISMARCK, ND 58504 PHONE: (701) 557-3348 WWW.MTNPLAINS.COM	
CLIENT NAME	BUCHHOLZ PROPERTIES, LLC & DAKOTA PIONEER LAND COMPANY	DRAWN BY	ARH	CHWD BY	NWN
PROJECT NO.	005925	APPROVED BY		DATE	1/20/2023
		SCALE	1" = 120'	SHEET NO.	1 OF 1

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS INDICATED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BISMARCK, NORTH DAKOTA, AND THE STATE OF NORTH DAKOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BISMARCK, NORTH DAKOTA, AND THE STATE OF NORTH DAKOTA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BISMARCK, NORTH DAKOTA, AND THE STATE OF NORTH DAKOTA.

PLANT SCHEDULE

COMMON NAME / BOTANICAL NAME
CONIFEROUS TREES
BLACK HILLS WHITE SPRUCE
PICEA GLAUCOA DENSATA
MUGO PINE
PINUS MUGO

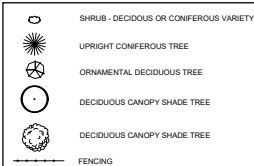
DECIDUOUS CANOPY TREES
AUTUMN BLAZES FREEMAN MAPLE
ACER X FREEMAN 'JEFFERSRED'
COMMON HACKBERRY
CELTIS OCCIDENTALIS

NORTHERN ACCLAIM HONEYLOCUST
GLADSTIA TRIACANTHOS HARVEY
PRAIRIE STATURE OAK
QUERCUS X BIMUNDORUM MIDWEST
BOULEVARD AMERICAN LINDEN
TILIA AMERICANA 'BOULEVARD'
ACCOLADE™ ELM
ULMUS X MORTON

CONIFEROUS SHRUBS
UPRIGHT JAPANESE YEW
TAXUS CUSPIDATA 'COLUMNARIS'

ORNAMENTAL TREES
ALLEGHENY SERVICEBERRY
AMELANCHIER LAEVIS
PAGODA DOGWOOD
CORNUS ALTERNIFOLIA
IVORY SILK JAPANESE TREE LILAC
SYRINGA RETICULATA 'IVORY SILK'

LEGEND



PLANT INSTALLATION MINIMUM SIZES

Type of Material	Minimum Size at Time of Planting
Shade Trees	Caliper of 1 1/2 inches measured 6 inches above the root collar for trees with a mature height of 30 feet or greater
Ornamental Trees	Caliper of 1 inch measured 6 inches above the root collar for trees with a mature height of less than 30 feet
Upright Coniferous Trees	Minimum height of 4 feet above grade
Shrubs	Minimum container size of 2 gallons and minimum mature height of 3 feet above grade
Perennials	Minimum container size of 1 gallon

BUFFER YARD STANDARDS TABLE

BUFFER YARD REFERENCE	BUFFER YARD TYPICAL WIDTH & LENGTH (AND AREA IF IRREGULAR SHAPE)	LANDSCAPE / PLANT SCREENING MATERIAL TYPE	TOTAL QUANTITY PER EACH BUFFER YARD
A.1	WIDTH: 10 LINEAR FT. LENGTH: 434 LINEAR FT.	SHADE TREES (DECIDUOUS)	2
		ORNAMENTAL TREES (DECIDUOUS)	3
		CONIFEROUS TREES	17
A.2	WIDTH: 10 LINEAR FT. LENGTH: 434 LINEAR FT.	SHADE TREES (DECIDUOUS)	2
		ORNAMENTAL TREES (DECIDUOUS)	4
		CONIFEROUS TREES	9
B.0	WIDTH: 10 LINEAR FT. LENGTH: 661 LINEAR FT.	WOOD, PRECAST CONCRETE OR COMPOSITE FENCING	CONTINUOUS 6 FEET HEIGHT
C.1	WIDTH: 10 LINEAR FT. LENGTH: 745 LINEAR FT.	SHADE TREES (DECIDUOUS)	6
		ORNAMENTAL TREES (DECIDUOUS)	6
		CONIFEROUS TREES	17
C.2	WIDTH: 10 LINEAR FT. LENGTH: 745 LINEAR FT.	SHADE TREES (DECIDUOUS)	2
		ORNAMENTAL TREES (DECIDUOUS)	1
		CONIFEROUS TREES	13
C.3	WIDTH: 10 LINEAR FT. LENGTH: 745 LINEAR FT.	SHADE TREES (DECIDUOUS)	3
		ORNAMENTAL TREES (DECIDUOUS)	6
		CONIFEROUS TREES	11
D.1	WIDTH: 33 LINEAR FT. LENGTH: 75 LINEAR FT. AREA: 2,475 SQ. FT.	SHADE TREES (DECIDUOUS)	2
		ORNAMENTAL TREES (DECIDUOUS)	0
		CONIFEROUS TREES	3
D.2	WIDTH: 34 LINEAR FT. LENGTH: 67 LINEAR FT. AREA: 2,278 SQ. FT.	SHADE TREES (DECIDUOUS)	1
		ORNAMENTAL TREES (DECIDUOUS)	0
		CONIFEROUS TREES	4
D.3	WIDTH: 59 LINEAR FT. LENGTH: 28 LINEAR FT. AREA: 1,652 SQ. FT.	SHADE TREES (DECIDUOUS)	1
		ORNAMENTAL TREES (DECIDUOUS)	0
		CONIFEROUS TREES	3
D.4	WIDTH: 42 LINEAR FT. LENGTH: 63 LINEAR FT. AREA: 2,646 SQ. FT.	SHADE TREES (DECIDUOUS)	1
		ORNAMENTAL TREES (DECIDUOUS)	1
		CONIFEROUS TREES	4

INTERIOR PARKING LOT ISLAND PLANTING STANDARDS

MINIMUM SIZE & DESIGN	PLANTING STANDARD
Landscape areas shall be at the rate of ten (10) square feet per parking space, and no less than ten (10) feet by ten (10) feet (100 square feet). These areas will be constructed with poured-in-place concrete curbing to minimize damage to plant material.	At least one (1) shade tree and three (3) shrubs shall be provided for every twenty (20) parking spaces or fraction thereof within the off-street parking area. One (1) shade tree may be substituted for three (3) shrubs, but shrubs may not be substituted for shade trees.

PERIMETER PARKING LOT PLANTING STANDARDS

MINIMUM WIDTH	PLANTING STANDARD
4 feet	Continuous evergreen or deciduous hedge with a minimum height of 3 feet at maturity

STREET TREE PLANTING STANDARDS

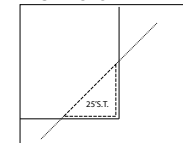
THREE (3) LARGE DECIDUOUS CANOPY SHADE TREES PER EVERY 100 LINEAR FEET OF LOT FRONTAGE

NOTES

- This concept landscape plan is not to be used as a final construction plan. Approval of a site plan w/ landscaping plan that conforms with the Planned Unit Development (PUD) zoning district and this associated landscape plan concept shown here is required prior to the installation any material.
- This concept landscape plan is not a survey and the shown location of any lots, buildings, roadways, rights of way, easements, and other features, whether shown hereon or not, shall not be used for any regulatory, locate, or construction purpose other than as an exhibit to illustrate landscaping standards for the Meadow Village development PUD zoning district.
- Trees or shrubs shall not be planted under utility lines or adjacent when their ultimate height may interfere with the lowest lines.
- Trees or shrubs shall not be planted adjacent to roadways or sidewalks in a location or of a type that upon maturity the tree or shrub will create a visual or physical obstacle that impedes safe passage.
- Landscape areas and plantings shall be located in a manner to allow adequate room for proper maintenance.
- A variety of tree and shrub species shall be utilized to provide year around visual interest. Except for continuous hedges and street trees, not more than fifty percent (50%) of the required number of trees or shrubs may be comprised of any one (1) species. In addition, not more than fifty percent (50%) of the shrubs and perennials within any planting bed larger than five hundred (500) square feet in area may be comprised of any one (1) genus.
- All non-hardscaped areas shall be mulched, sodded or planted with a vegetative ground cover. Free of noxious weeds and maintained to look orderly.
- All required plant material as shown on this plan that is becomes missing, unhealthy and/or dead plant material shall be replaced within one year.
- For standards not shown or listed here, the PUD Ordinance and the City of Bismarck Landscape and Screening Ordinance shall apply.

* Type (coniferous/deciduous), species and location of selected trees marked with an (*) shall be selected and/or adjusted so as to not interfere with the pedestrian and vehicular access and movements on public right-of-way, private drives and driveways.

SIGHT TRIANGLE RESTRICTION AREA



See City Code for standards and restrictions of Sight Triangle Areas

3301 N. Dakota Ave. Suite 1301
Bismarck, ND 58103
www.stantec.com

CONCEPT DRAWINGS
NOT FOR CONSTRUCTION

LANDSCAPE PLAN - PUD SUBMITTAL
MEADOW VILLAGE
VERITY HOMES
BISMARCK, NORTH DAKOTA

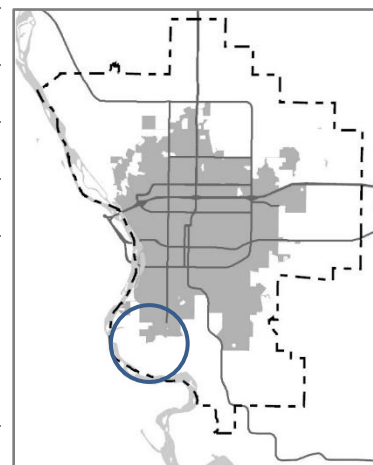
DATE OF ISSUANCE
July 9, 2024

NO REVISION DATE

SHEET NUMBER
1 of 1

Project Summary

<i>Title:</i>	Secluded Acres Fourth Subdivision
<i>Status:</i>	Planning and Zoning Commission - Public Hearing
<i>Property Owner(s):</i>	Bighorn Properties LLC
<i>Project Contact:</i>	Harvey Schneider, Toman Engineering
<i>Project Location:</i>	Southwest of Bismarck, west of South Washington Street, between West Burleigh Avenue and 48th Avenue SW, along the west side of Thornburg Drive (a replat of Lot 1, Block 1, Secluded Acres Third Addition)
<i>Project Size:</i>	5.07 acres
<i>Applicant Request:</i>	Replat property for future rural residential development
<i>Staff Recommendation:</i>	Approve



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	1 lot in 1 block	<i>Lots/Blocks:</i>	3 lots in 1 block
<i>Land Use:</i>	Rural residential	<i>Land Use:</i>	No change
<i>Future Land Use:</i>	Rural Residential (RR)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	RR – Residential	<i>Zoning:</i>	No change
<i>Uses Allowed:</i>	RR – Large lot single-family residential and limited agriculture	<i>Uses Allowed:</i>	No change
<i>Max Density:</i>	RR – 1 unit per 65,000 square feet	<i>Max Density:</i>	No change

Area Information

Property History

<i>Zoning Jurisdiction:</i>	Extraterritorial Area (ETA)	<i>Zoned:</i>	08/1988
<i>Township:</i>	Lincoln (not organized)	<i>Platted:</i>	08/2005
<i>Neighborhood:</i>	Spiritwood	<i>Annexed:</i>	N/A

(continued)

Project Narrative

Bighorn Properties, LLC is requesting approval of a minor subdivision final plat titled Secluded Acres Fourth Subdivision.

The proposed plat is a replat of Lot 1, Block 1, Secluded Acres Third Addition which is included

in the RR – Residential zoning district. The applicant is proposing to create three lots. One of the lots includes an existing single-family dwelling and accessory buildings, which will remain and the other two lots would be available for rural residential development.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Rural Residential (RR) in the Future Land Use Plan. The RR areas are places for country living with convenient proximity to city life. Goals and objectives of this plan as they relate to this request are referenced in review standards below.

Adjacent land uses include urban and rural residential to the north and rural residential to the west, south, and east across Thornburg Drive.

Public Engagement

The project is located in Lincoln Township, which is not organized. Therefore, no communications with the township have occurred.

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on December 5 and 12, and 45 postcards were mailed to the owners of nearby properties on December 5, 2025.

A physical sign providing information on the public hearing was placed in a publicly accessible spot at the project location on December 2, 2025.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development Projects Dashboard and Community Development Activities map.

(continued)

All written comments received by staff prior to the public hearing will be distributed to the Planning and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Dimensional standards of the zoning ordinance are met with the proposed subdivision ([Title 14](#))

Yes. All lots meet area and width requirements of the zoning district within which they are located, and there is sufficient space within each lot for anticipated buildings to meet density, setback, and lot coverage requirements.

Stormwater runoff impacted by this subdivision is adequately managed to protect public and private investments and the natural environment ([Goal 15, Section 14.1-04-03](#));

Yes. There is a plan to manage any stormwater runoff generated by this subdivision. The post-construction stormwater management permit (PCSMP) has been conditionally approved by the City Engineer, with concurrence from the County Engineering.

Technical specifications required of the final plat have been met ([Section 14-09-07](#))

Yes. The proposed final plat contains the required information to ensure an accurate and timely review by staff, the Planning and Zoning Commission, and the general public.

Proper administrative procedures related to the request are being followed ([Section 14-09-04](#))

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. The applicant has submitted a complete application for final plat approval, and the required staff review of all submitted materials has occurred prior to submittal of this report to the Planning and Zoning Commission. A public hearing has been scheduled for this request, and all requirements for notice of this hearing have been met, as documented in this report above.

The public health, safety and general welfare will not be adversely impacted by the proposed subdivision ([Goal S10-a](#))

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed subdivision would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of the minor subdivision final plat titled Secluded Acres Fourth Subdivision.

Attachments

1. Zoning and Plan Reference Map
2. Final Plat
3. Original Plat with Replatted Area Highlighted

Staff report prepared by: Jenny Wollmuth, AICP, CFM, Senior Planner
701-355-1845 | jwollmuth@bismarcknd.gov

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

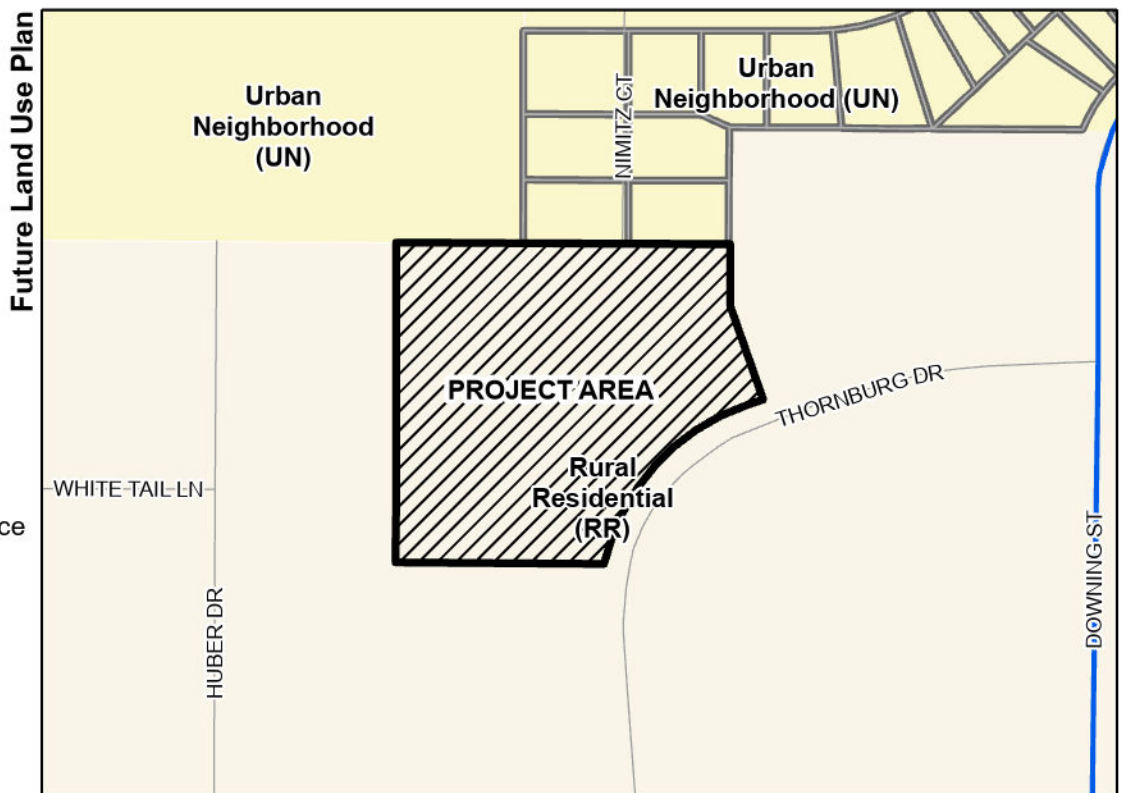
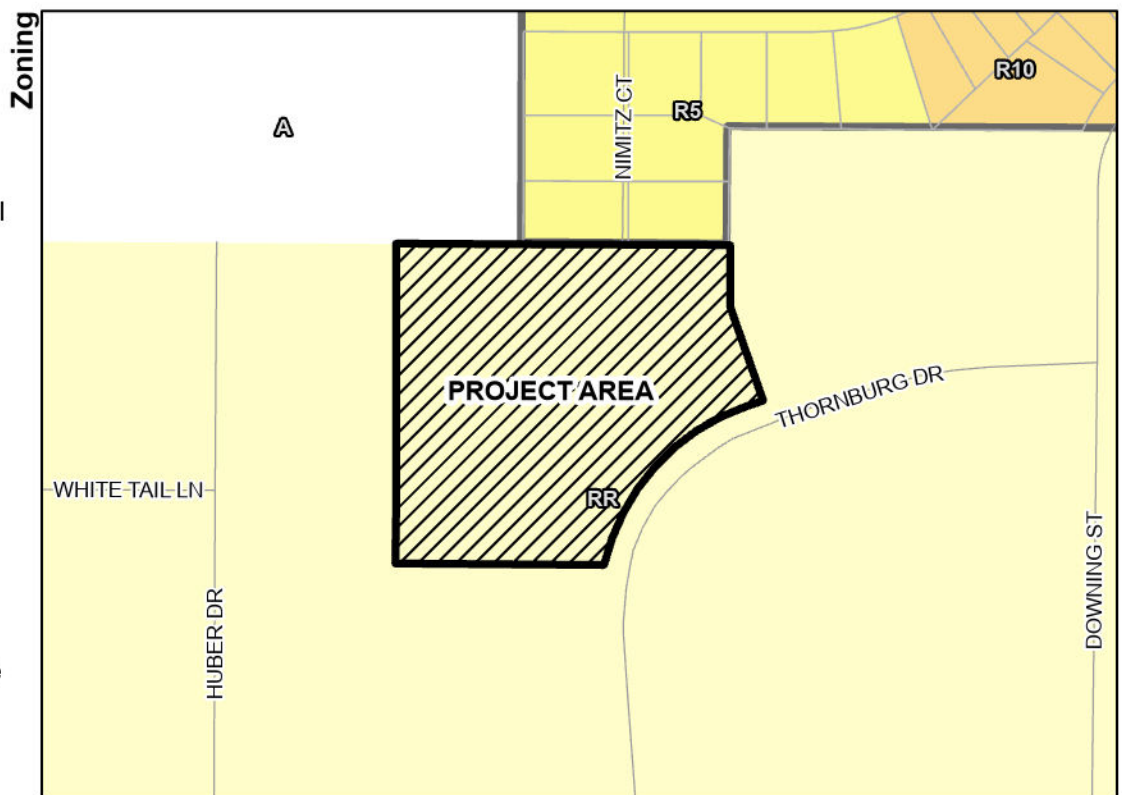
UN	Urban Neighborhood
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
DMU	Destination Mixed Use
DT	Downtown
IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
INS	Institutional
RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/	Urban Reserve
URB	Mid/Long-Term

Active Mobility Plan

— Future Shared Trail

Major Street Plan

- Existing Arterial
- Future Arterial
- Existing Collector
- Future Collector
- Existing Interstate
- Future Interstate
- City Limits



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.

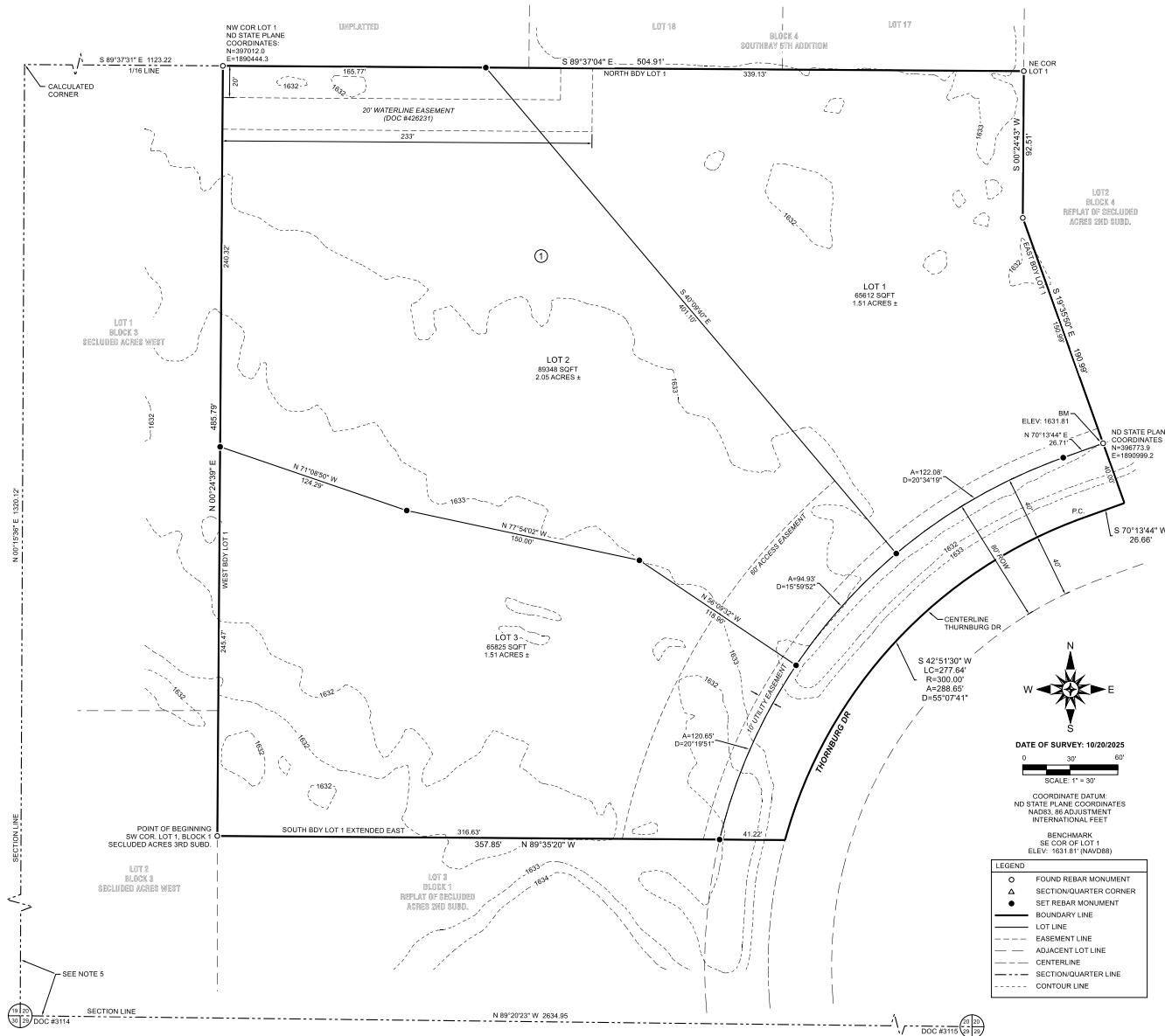
0 212.5 425 850 Feet



City of Bismarck
Planning Department
December 8, 2025

SECLUDED ACRES FOURTH SUBDIVISION

ALL OF LOT 1, BLOCK 1, SECLUDED ACRES THIRD SUBDIVISION AND PART OF THORNBURG DRIVE RIGHT-OF-WAY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 138 NORTH, RANGE 80 WEST, OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA



DESCRIPTION OF PROPERTY

A TRACT OF LAND BEING ALL OF LOT 1, BLOCK 1, SECLUDED ACRES THIRD SUBDIVISION AND PART OF THORNBURG DRIVE RIGHT-OF-WAY OF THE S1/2 OF THE SW1/4 OF SECTION 20, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SECLUDED ACRES THIRD SUBDIVISION OF BURLEIGH COUNTY, NORTH DAKOTA; THENCE NORTH 00° 24'31" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 1 FOR 485.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°37'04" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1 FOR 504.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°24'43" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 1 FOR 92.81 FEET; THENCE SOUTH 19°35'00" EAST CONTINUING ALONG SAID LOT 1 FOR 199.99 FEET TO A POINT ON THE CENTERLINE OF THORNBURG DRIVE; THENCE SOUTH 70°13'44" WEST ALONG SAID CENTERLINE FOR 26.66 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG SAID CENTERLINE (THE CHORD OF WHICH BEARS SOUTH 42°51'30" WEST FOR 277.64 FEET) AN ARC LENGTH OF 288.65 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 1 EXTENDED EASTERLY; THENCE NORTH 89°35'20" WEST ALONG SAID SAID SOUTH BOUNDARY LINE EXTENDED FOR 307.85 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 5.38 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ANDREA MARQUARDT, HEREBY CERTIFY I AM A LICENSED LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT ALL MONUMENTS SHOWN HEREON ARE CORRECT, THAT ALL REQUIRED MONUMENTS HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND SECRETORY DETAILS ARE CORRECT.

ANDREA MARQUARDT
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. 4623

OWNER'S CERTIFICATE AND DEDICATION

WE, OF BIGHORN PROPERTIES, LLC, BEING ALL THE OWNERS OF THE LANDS PLATTED HEREIN, HAVE CAUSED THE LAND TO BE PLATTED ON THIS PLAT, HAS VOLUNTARILY CONSENTED TO THE EXECUTION OF THIS PLAT TITLED SECLUDED ACRES FOURTH SUBDIVISION, AND DEDICATE ALL RIGHTS OF WAY TO BURLEIGH COUNTY AS SHOWN ON THIS PLAT FOR PUBLIC USE, AND CONSENT TO ANY ACCESS CONTROL TO THE PROPERTY AS SHOWN, AND AFFIRM THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT.

WE ALSO DEDICATE TO BURLEIGH COUNTY ALL EASEMENTS AS SHOWN ON THIS PLAT AS "UTILITY EASEMENT" TO RUN WITH THE LAND FOR GAS, ELECTRIC, COMMUNICATION AND/OR OTHER PUBLIC UTILITIES ON OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

WE ALSO DEDICATE TO ALL LANDOWNING PARTIES ALL EASEMENTS AS SHOWN ON THIS PLAT AS "ACCESS EASEMENT" TO RUN WITH THE LAND FOR USE BY ALL LAND OWNING PARTIES, THEIR TENANTS, VISITORS AND LICENSEES, AND FOR THE USE OF ANY GOVERNMENTAL, SUBDIVISION, ITS OFFICERS AND EMPLOYEES FOR EMERGENCY SERVICES AND ANY OTHER GOVERNMENTAL USE OR USES, PROVIDED THAT MAINTENANCE AND CLEARANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNING PARTIES AND BURLEIGH COUNTY SHALL NOT BE RESPONSIBLE IN ANY WAY TO FURNISH ANY SERVICES IF SUCH ACCESS EASEMENTS ARE NOT PROPERLY MAINTAINED OR ARE OBSTRUCTED BY THE PROPERTY OWNERS IN THE SUBDIVISION.

CODY STROTHMAN
BIGHORN PROPERTIES, LLC

RICHARD GOODWIN
BIGHORN PROPERTIES, LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 20__.

_____, NOTARY PUBLIC
_____, COUNTY _____
MY COMMISSION EXPIRES: _____

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE ____ DAY OF _____, 20__, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA AND ORDINANCES OF THE CITY OF BISMARCK.

MICHAEL J. SCHWARTZ - CHAIR

ATTEST: DANIEL NAIEN - 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 THIS PLAT, HAS APPROVED THE GROUNDS AS SHOWN ON THIS PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION AND REDEDICATION OF ALL RIGHTS OF WAY AND PUBLIC EASEMENTS SHOWN THEREON AND DOES HEREBY VACATE ANY PREVIOUS PLATTING WITHIN THE BOUNDARY OF THIS PLAT.

THE FOREGOING ACTION OF THE BOARD OF CITY COMMISSIONERS OF BISMARCK, NORTH DAKOTA, WAS APPROVED THE ____ DAY OF _____, 20__.

MICHAEL T. SCHMITZ - PRESIDENT

ATTEST: JASON TOMANEK - CITY ADMINISTRATOR

BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, HAS ACCEPTED THE DEDICATION OF ALL RIGHTS OF WAY AS SHOWN ON THIS PLAT. THE FOREGOING ACTION OF THE BOARD OF COMMISSIONERS OF BURLEIGH COUNTY, NORTH DAKOTA, WAS APPROVED THE ____ DAY OF _____, 20__.

BRIAN BITNER - CHAIR

ATTEST: MARK SPLOSKOWSKI - COUNTY AUDITOR/TREASURER

APPROVAL OF CITY ENGINEER

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE THIS PLAT.

GABRIEL J. SCHELL - CITY ENGINEER

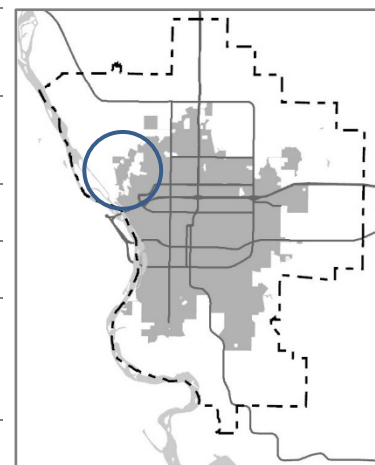
TOMAN ENGINEERING COMPANY
501 1st Street NW, Mandan, ND 58554
701-663-6483 • www.tomanengineering.com

NOTES:
1. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENT.
2. LOTS: S 07 AC2 (220.78 SF)
ROW: 0.31 AC2 (13,394 SF)
TOTAL: 5.38 AC2 (234,378 SF)
3. CONTOURS TAKEN FROM THE BISMARCK-MANDAN METROPOLITAN PLANNING ORGANIZATION LEAD DATA DATED MAY 2020.
4. ENTIRE PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP 38015C07090E. EFFECTIVE DATE: 6/6/2024. BASE FLOOD ELEVATION: 1634.24, NAVD83.
5. SECTION LINE DIMENSIONS ARE TAKEN FROM SECLUDED ACRES 3RD SUBD. (DOC #665983)

RURAL WATER NOTE:
WATER SERVICE AGREEMENT BETWEEN THE CITY OF BISMARCK AND SOUTH CENTRAL REGIONAL WATER DISTRICT WILL ALLOW THE PROVISION OF WATER SERVICE TO SECLUDED ACRES FOURTH SUBDIVISION FOR A PERIOD OF FIVE (5) YEARS AND SUBSEQUENT TO THAT TIME, THE CITY MAY, UPON A ONE YEAR NOTICE, REQUIRE SOUTH CENTRAL REGIONAL WATER DISTRICT TO DISCONTINUE WATER SERVICE IF CITY WATER SERVICE IS AVAILABLE.

Project Summary

<i>Title:</i>	Promontory Point VI Addition, Parts of Blocks 2, 11, and 12
<i>Status:</i>	Planning and Zoning Commission – Final Consideration
<i>Property Owner(s):</i>	Wachter Development, Inc.
<i>Project Contact:</i>	Landon Niemiller, AICP, Swenson Hagen & Co.
<i>Project Location:</i>	In northwest Bismarck, north of Interstate 94, north of the intersection of Clairmont Road and Valley Drive
<i>Project Size:</i>	10.91 acres, more or less
<i>Applicant Request:</i>	Annex for single-family residential development
<i>Staff Recommendation:</i>	Approve



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	27 Lots in 3 Blocks	<i>Lots/Blocks:</i>	No change
<i>Land Use:</i>	Undeveloped	<i>Land Use:</i>	Single-family residential
<i>Future Land Use:</i>	Urban Neighborhood (UN)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	R5 – Residential	<i>Zoning:</i>	No change
<i>Uses Allowed:</i>	R5 – Single-family residential	<i>Uses Allowed:</i>	No change
<i>Max Density:</i>	R5 – 5 units / acre	<i>Max Density:</i>	No change

Area Information

Property History

<i>Zoning Jurisdiction:</i>	Extraterritorial Area (ETA)	<i>Zoned:</i>	05/2016
<i>Township:</i>	Hay Creek (organized)	<i>Platted:</i>	12/2017
<i>Neighborhood:</i>	Promontory Point	<i>Annexed:</i>	N/A

(continued)

Project Narrative

Wachter Development, Inc. requests approval of an annexation of Lots 2-11, Block 2, Lots 4-14, Block 11, and Lots 1-6, Block 12, Promontory Point VI Addition and the adjoining rights-of-way

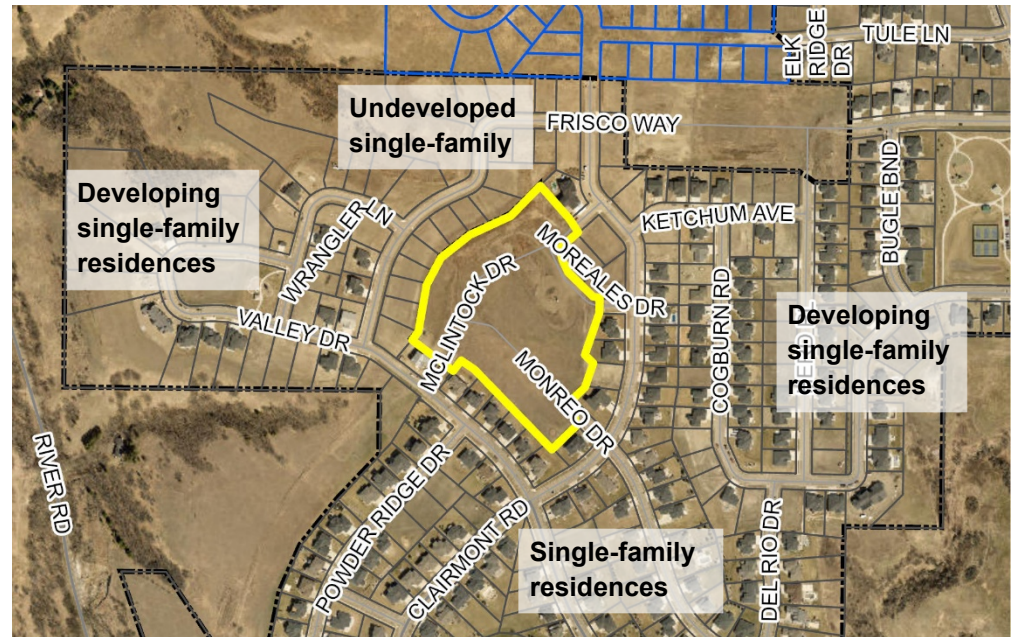
of McIntock Drive, Moreales Drive, and Monreo Drive. This request is to facilitate future single-family development on these lots.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.

A Growth Phasing Plan Map is also attached to this staff report, showing prioritization for extension of the Bismarck city limits.



The property has been identified as Urban Neighborhood (UN) in the Future Land Use Plan. The UN areas are places for quiet enjoyment of home life. Goals and objectives of this plan as they relate to annexations are referenced in review standards below.

This area is surrounded by a mix of single-family homes and undeveloped single-family lots.

Public Engagement

Annexations do not have a public hearing before the Planning and Zoning Commission. The public will be duly notified of this request before it is heard by the City Commission, as will Burleigh County and Hay Creek Township in accordance with the provisions of Section 40-51.2-05 of the North Dakota Century Code.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development Projects Dashboard and Community Development Activities map.

All written comments received by staff prior to the public hearing will be distributed to the Planning and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

The Growth Phasing Plan is adhered to with the proposed annexation ([Growth Phasing Plan](#))

(continued)

Yes. The proposed annexation incorporates land that is within the Urban Service Area Boundary and has been designated as Urban Service Area Priority.

Adequate public facilities are or will be available to serve the annexed properties completely and equitably (Goal G3-b, Goal G3-c)

Yes. The City of Bismarck and/or 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.

The proposed annexation is a logical and contiguous extension of the current corporate limits of the City of Bismarck (Goal G2-b, NDCC 40-51.2-03)

Yes. The area proposed for annexation is clearly contiguous to the existing corporate boundaries. 100% of the proposed annexation's perimeter adjoins corporate limits. Generally, any proportion greater than 20% is considered unambiguously contiguous.

Proper administrative procedures related to the request are being followed (NDCC 40-51.2)

Yes. All administrative procedures of the City Code of Ordinances and North Dakota Century Code have been followed to date. A written petition for the proposed annexation was submitted to the Community Development Department, which has been deemed valid by City staff. A public hearing, subject to all notice

requirements, would be held with the City Commission.

Creation of any new lots in the City of Bismarck is subject to development capital charges for municipal utilities. Utility capital charges will be due at the later of three points: platting and annexation, establishing a water and sewer escrow, or receipt of a street petition.

The public health, safety and general welfare will not be adversely impacted by the proposed annexation (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed annexation would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of an annexation of Lots 2-11, Block 2, Lots 4-14, Block 11, and Lots 1-6, Block 12, Promontory Point VI Addition and the adjoining rights-of-way of McLintock Drive, Moreales Drive, and Monreo Drive.

Attachments

1. Draft Annexation Ordinance
2. Zoning and Plan Reference Map
3. Growth Phasing Plan Map
4. Annexation Exhibit

Staff report prepared by: Lauren Oster, Planner

701-355-1846 | laoster@bismarcknd.gov

CITY OF BISMARCK

ORDINANCE NO. XXXX

First Reading _____

Second Reading _____

Final Passage and Adoption _____

AN ORDINANCE ANNEXING PROPERTY TO THE CORPORATE LIMITS OF THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, DECLARING THE TERRITORY ANNEXED; DECLARING THE SAME TO BE A PART OF THE CORPORATE LIMITS OF SAID CITY.

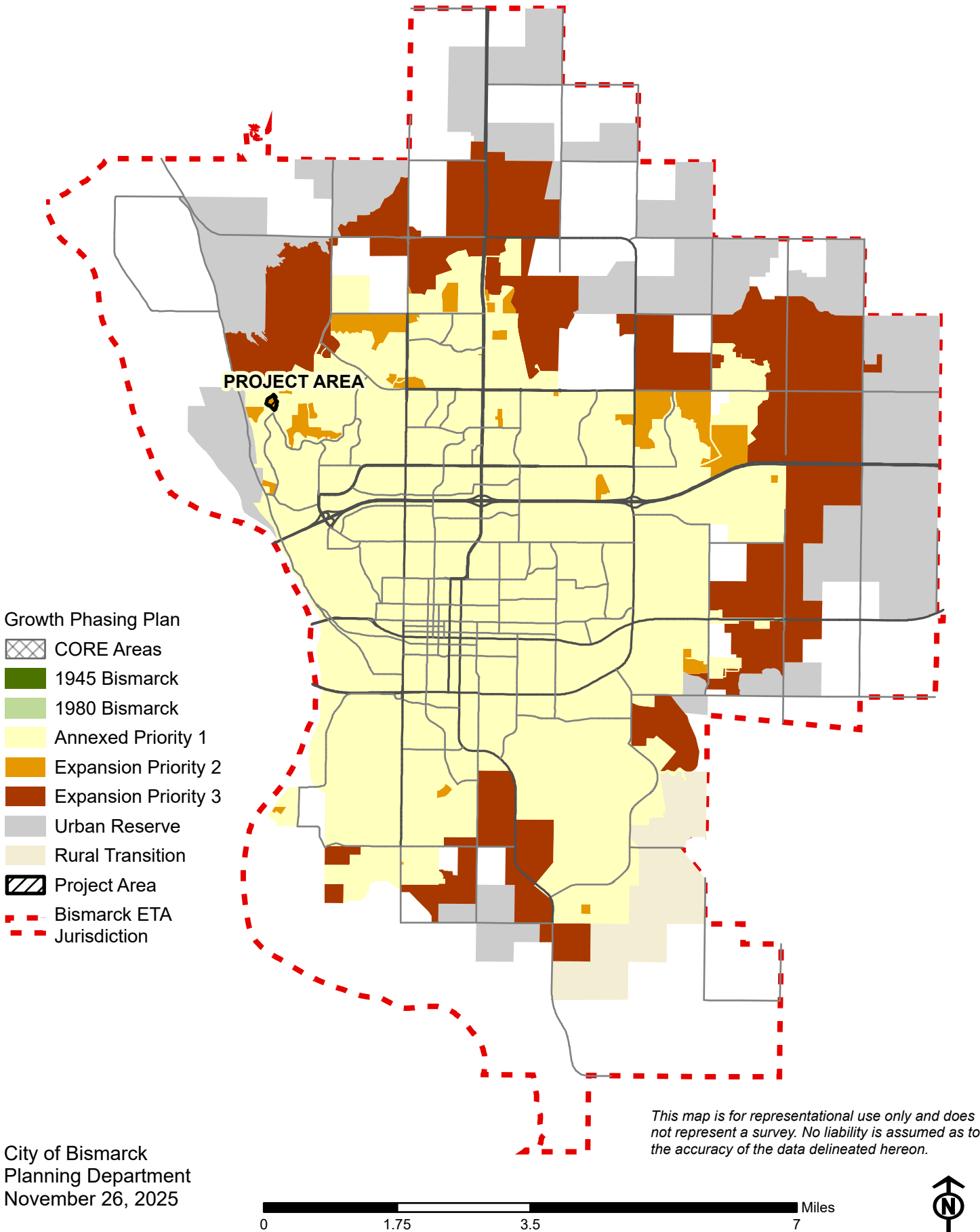
BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA:

Section 1. Territory Annexed. The territory and land hereinafter described is hereby declared and found to be a part of the corporate limits of the City of Bismarck, Burleigh County, North Dakota, as follows:

Lots 2-11, Block 2, Lots 4-14, Block 11, and Lots 1-6, Block 12, Promontory Point VI Addition and the adjoining rights-of-way of McIntock Drive, Moreales Drive, and Monreo Drive

The above described tract of land contains 10.91 acres, more or less.

Section 2. Provisions Applicable. From and after the final passage and adoption of this ordinance and upon recording of this ordinance with the Burleigh County Recorder, the territory herein described shall be a part of the corporate limits of the City of Bismarck, North Dakota.





Zoning and Plan Reference Map

ANNX2025-008

PROMONTORY POINT VI ADDITION, PARTS OF BLOCKS 2, 11, AND 12

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

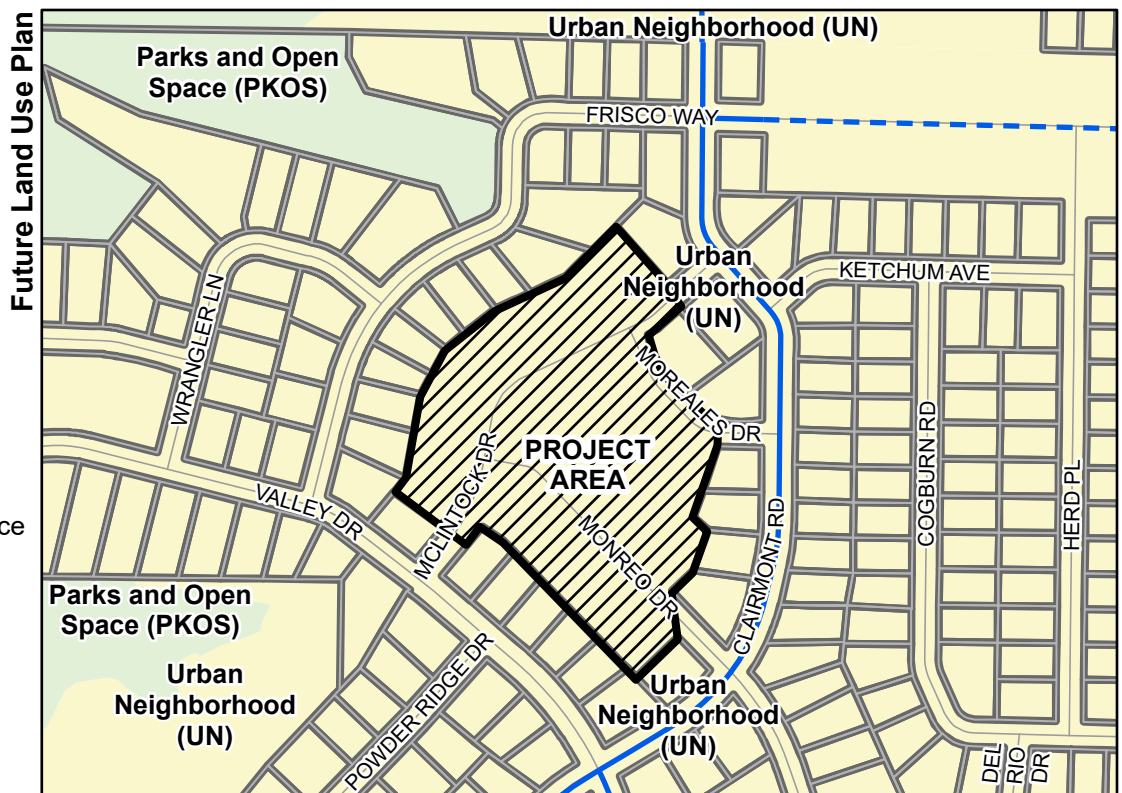
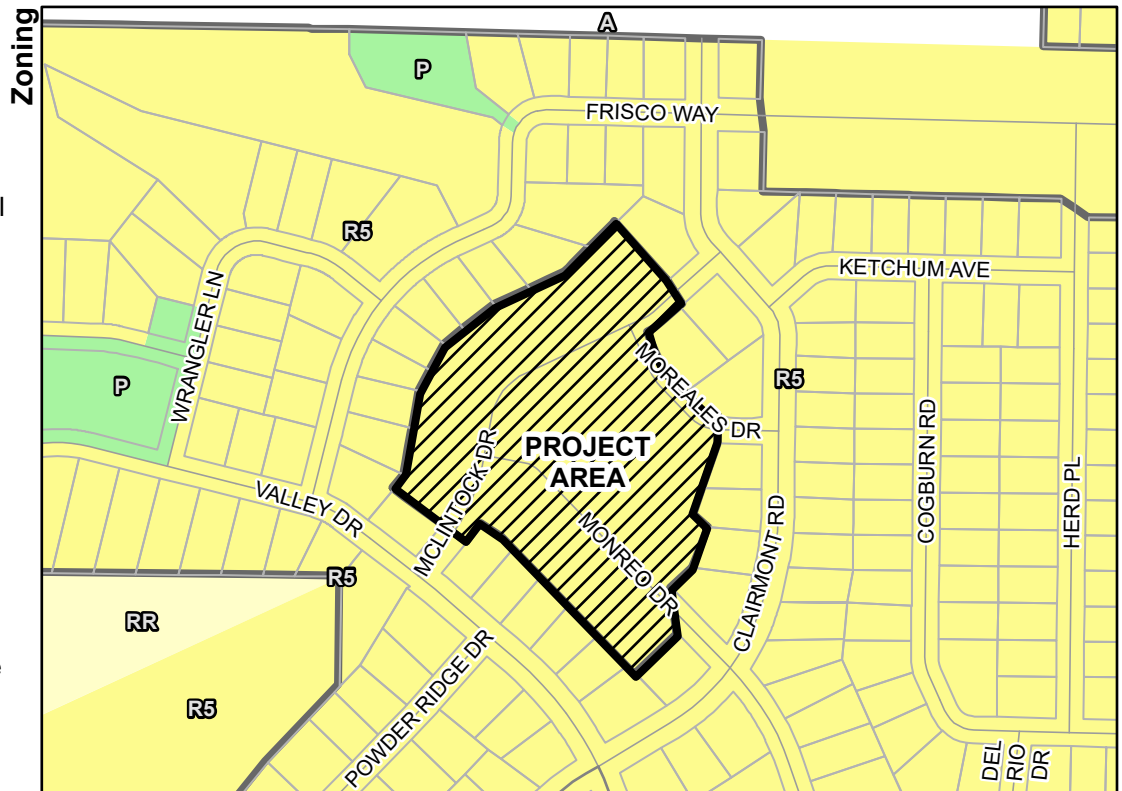
UN	Urban Neighborhood
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
DMU	Destination Mixed Use
DT	Downtown
IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
INS	Institutional
RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/URB	Urban Reserve Mid/Long-Term

Active Mobility Plan

— Future Shared Trail

Major Street Plan

- Existing Arterial
- - Future Arterial
- Existing Collector
- - Future Collector
- Existing Interstate
- - Future Interstate
- City Limits



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.

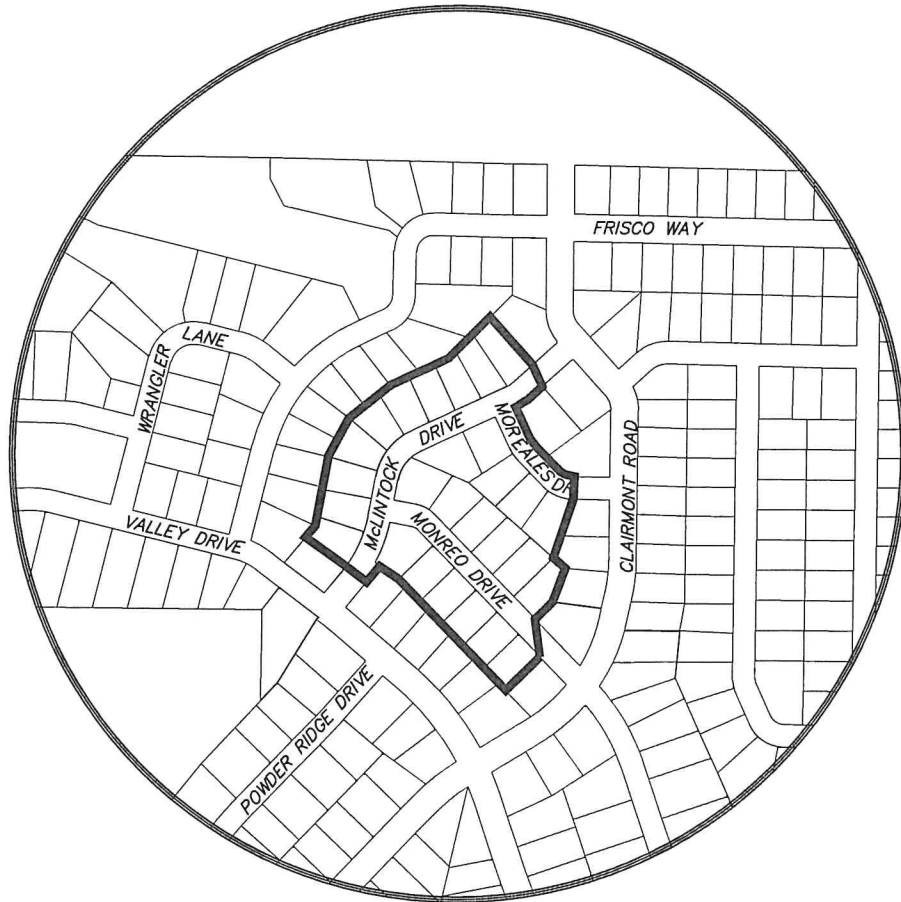
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City of Bismarck
Planning Department
November 26, 2025

ANNEXATION REQUEST MAP

PROMONTORY POINT VI ADDITION
BISMARCK, NORTH DAKOTA

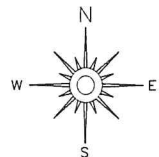


DESCRIPTION OF PROPERTY

LOTS 2-11, BLOCK 2, LOTS 1-6, BLOCK 12, LOTS 4-14,
BLOCK 11, PROMONTORY POINT VI ADDITION

DESCRIPTION OF RIGHT-OF-WAY

ALL RIGHT-OF-WAY ADJOINING LOTS 2-11, BLOCK 2, LOTS 1-6,
BLOCK 12, LOTS 4-14, BLOCK 11, PROMONTORY POINT VI
ADDITION



NOT TO SCALE
NOVEMBER 11, 2025



SWENSON, HAGEN & COMPANY P.C.

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

3002 Airway Avenue
Bismarck, North Dakota 58504
sheng@swensohagen.com
Phone (701) 223 - 2600
Fax (701) 223 - 2606

STAFF REPORT

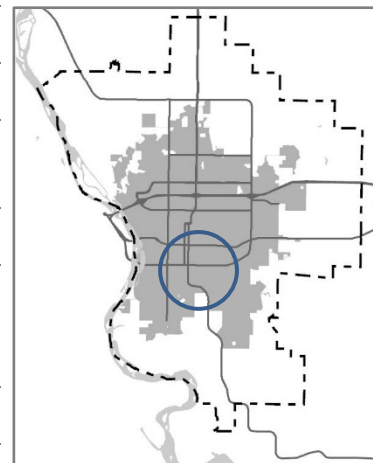
Agenda Item # 4D
December 17, 2025

Application for: **Special Use Permit**

Project ID: **SUP2025-017**

Project Summary

<i>Title:</i>	Wachter's Seventeenth Addition, Block 2, Lot 1
<i>Status:</i>	Planning and Zoning Commission - Public Hearing
<i>Property Owner(s):</i>	AFSC Properties LLP (Owner) Phat Brothers Bakery Inc (Applicant)
<i>Project Contact:</i>	Kevin Cavanaugh
<i>Project Location:</i>	In southcentral Bismarck, east of University Drive, in the southeast quadrant of the intersection of South 11th Street and East Bismarck Expressway
<i>Project Size:</i>	46,388 square feet
<i>Applicant Request:</i>	Allow a drive-through in conjunction with a restaurant
<i>Staff Recommendation:</i>	Approve with conditions



Site Information

<i>Existing Conditions</i>		<i>Proposed Conditions</i>	
<i>Lots/Blocks:</i>	1 Lot in 1 Block	<i>Lots/Blocks:</i>	No change
<i>Land Use:</i>	Car dealership	<i>Land Use:</i>	Restaurant with drive-through
<i>Future Land Use:</i>	Community Mixed Use (CMU)	<i>Future Land Use:</i>	No change
<i>Zoning:</i>	MA – Industrial	<i>Zoning:</i>	No change
<i>Uses Allowed:</i>	MA – Light industrial, general commercial, warehouses, manufacturing and shop condos	<i>Uses Allowed:</i>	No change
<i>Max Density:</i>	MA – N/A	<i>Max Density:</i>	No change

Area Information

Property History

<i>Zoning Jurisdiction:</i>	Bismarck City Limits	<i>Zoned:</i>	Pre-1980
<i>Township:</i>	N/A (City of Bismarck)	<i>Platted:</i>	08/1979
<i>Neighborhood:</i>	South 12th Corridor	<i>Annexed:</i>	Pre-1980

(continued)

Project Narrative

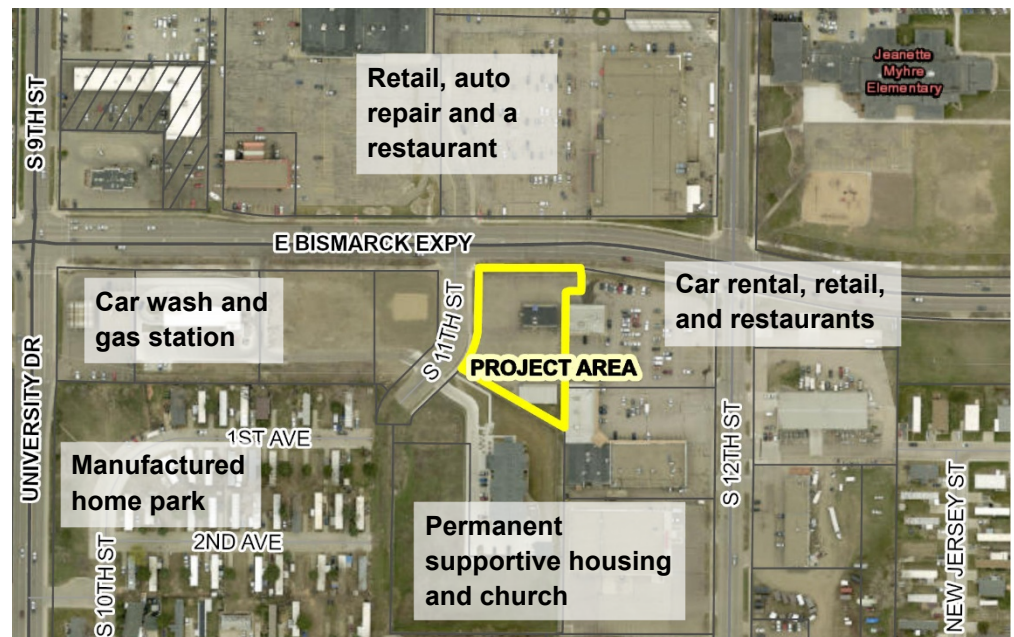
Phat Brothers Bakery Inc, with consent from the current owner AFSC Properties LLP, is requesting approval of a special use permit for a drive-through in conjunction with a restaurant on Lot 1, Block 2, Wachter's Seventeenth Addition.

Staff have noted that the site is currently nonconforming for landscaping requirements. Perimeter parking lot landscaping will be required along East Bismarck Expressway and South 11th Street. Street trees may also be required depending on the width of the boulevard available.

Project Context

Land uses adjacent to the project area are depicted on the adjacent map:

A Zoning and Plan Reference Map is attached to this staff report, including current zoning, the Future Land Use Plan, Major Street Plan, and Active Mobility Plan.



The property has been identified as Community Mixed Use (CMU) in the Future Land Use Plan. The CMU areas are places of commerce, employment, and residence for the Bismarck community. Goals and objectives of this plan as they relate to the special use permit are referenced in review standards below.

Adjacent uses include an auto repair, retail, and a restaurant to the north across East Bismarck Expressway; permanent supportive housing and a church to the south; a car rental store, retail, and restaurants to the east; and a car wash, gas station, and manufactured home park to the west.

Public Engagement

The public has been duly notified of this request. A notice was published in the Bismarck Tribune on December 5 and 12, and 11 postcards were mailed to the owners of nearby properties on December 5, 2025.

A physical sign providing information on the public hearing was placed in a publicly accessible spot at the project location on December 2, 2025.

Basic project information, with the ability to contact staff for more details, has been provided publicly online through the Open Development Projects Dashboard and Community Development Activities map.

(continued)

All written comments received by staff prior to the public hearing will be distributed to the Planning and Zoning Commission and summarized by staff during the oral presentation.

Review Standards and Findings of Fact

The request is evaluated according to standards contained within the Comprehensive Plan, Bismarck Code of Ordinances, and relevant state law. Findings of fact, related to land use, are presented in response to each standard.

Special regulations established for this type of use have been met (Section 14-03-08(1)c)

Yes. *Drive-in/drive-through standards outlined in 14-03-08(4)g have been, or will be, met by the proposed special use:*

"1. The lot area, lot width, front yard, side yards, rear yard, floor area and height limit of the structure and its appurtenances shall conform to the requirements of the district in which it is located."

Based on the site exhibit submitted, this requirement would be met.

"2. Access to and egress from a drive-in/drive-through establishment shall be arranged for the free flow of vehicles at all times, so as to prevent the blocking or endangering of vehicular or pedestrian traffic through the stopping or standing or backing of vehicles on sidewalks or streets."

Based on the site exhibit and information provided by the applicant, this requirement would be met.

"3. Adequate off-street parking shall be provided in conformance with section 14-03-10 of this ordinance. In addition, vehicle stacking spaces shall be provided on the premises in accordance with section 14-03-10 of this ordinance, in addition to all common ingress and egress areas provided."

Based on the information provided by the applicant, this requirement would be met. The applicant has noted that the restaurant use will be for the sale of beverages. The number of stacking spaces identified in the site exhibit would meet ordinance requirements for this use.

"4. Ingress and egress points shall be maintained at not less than sixty (60) feet from an intersecting street corner of arterial or collector streets, and not less than forty (40) feet from an intersecting street corner on local street."

Based on the site exhibit submitted, this requirement would be met.

"5. All access and egress driveways shall cross a sidewalk only in such a manner that its width at the inner edge of the sidewalk is no greater than its width at the curb, excluding any curved or tapered section known as the curb return. Any portion of a parking or loading area abutting a sidewalk at a point other than a permitted driveway shall be provided with wheel stops, bumper guards, or other devices to prevent encroachment of parked, standing or moving vehicles upon any sidewalk area not contained within a permitted driveway. All curb cuts, widths and other specifications shall comply with the standards established by the city engineer."

Based on the site exhibit and information provided by the applicant, this requirement would be met.

"6. On a corner lot no fence, wall, terrace, structure, shrubbery or automobile shall be parked or other obstruction to vision having a height greater than three (3) feet above the curb shall occupy the space in a triangle formed by measuring ten (10) feet back along the side and front property lines."

Based on the site exhibit and information provided by the applicant, this requirement would be met.

(continued)

The general intent and purpose of the zoning ordinance would be adhered to with the proposed special use permit (Section 14-03-08(1)c)

Yes. The proposed special use permit would support the purpose of the zoning ordinance, as stated in the City Code of Ordinances and North Dakota Century Code.

Together 2045 Bismarck's Comprehensive Plan is adhered to with the proposed special use permit (Section 14-03-08(1)c)

Yes. The proposed special use permit adheres to the overall goals and objectives of the comprehensive plan.

Proper administrative procedures related to the request are being followed (Section 14-03-08(1))

Yes. All administrative procedures of the City Code of Ordinances have been followed to date. The applicant has submitted a complete application for a special use permit, and the required staff review of all submitted materials has occurred prior to submittal of this report to the Planning and Zoning Commission. A public hearing has been scheduled by the Planning and Zoning Commission for this request, and all

requirements for notice of this hearing have been met, as documented in this report above.

The public health, safety and general welfare will not be adversely impacted by the proposed special use permit (Goal S10-a)

Yes. As a cumulative result of all findings contained in this staff report, City of Bismarck staff find that the proposed special use permit would not adversely impact the public health, safety, and general welfare.

Staff Recommendation

Based on the above findings, staff recommends approval of a special use permit for a drive-through in conjunction with a restaurant on Lot 1, Block 2, Wachter's Seventeenth Addition with the following conditions:

1. Landscaping requirements will be brought into conformity with site development.

Attachments

1. Draft Special Use Permit Resolution
2. Zoning and Plan Reference Map
3. Proposed Site Exhibit

Staff report prepared by: Lauren Oster, Planner

701-355-1846 | laoster@bismarcknd.gov

**RESOLUTION OF
BISMARCK PLANNING AND ZONING COMMISSION**

**SPECIAL USE PERMIT FOR A DRIVE-THROUGH
IN WACHTER'S SEVENTEENTH ADDITION (SUP2025-017)**

WHEREAS, certain special uses, because of unusual size, safety hazards, infrequent occurrence, effect on surrounding area, or other reasons, must be granted approval by the Planning and Zoning Commission within certain zoning districts, as established by Section 14-03-08 of the Bismarck Code of City Ordinances; and

WHEREAS, the owners of property described as Lot 1, Block 2, Wachter's Seventeenth Addition have requested approval of a special use permit to allow a drive-through in conjunction with a restaurant in the MA - Industrial zoning district on said property; and

WHEREAS, The Bismarck Planning and Zoning Commission held a public hearing on December 17, 2025 regarding this request for a special use permit and considered public testimony and findings of fact related to the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Bismarck, North Dakota, that the application for a special use permit for a drive-through in conjunction with a restaurant on Lot 1, Block 2, Wachter's Seventeenth Addition is hereby approved, subject to the following conditions:

1. The special use is put into use within twenty-four (24) months of the adoption of this resolution.
2. Landscaping is brought into conformity with the zoning ordinance with site development.
3. All other terms and conditions of the zoning ordinance are met.

Adopted this 17th Day of December, 2025.

CERTIFICATE

I, Daniel Nairn, do hereby certify that I am the duly appointed, qualified Planning Director of the City of Bismarck, North Dakota, and that the foregoing is a full, true and correct copy of a resolution adopted at a legally convened meeting of the Planning and Zoning Commission held on this December 17, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand.

Daniel Nairn, AICP
Planning Director
Bismarck, North Dakota

Date

Zoning Districts

A	Agriculture
RR	Rural
R5	Residential
RMH	Manufactured Home Residential
R10	Residential
RM	Residential Multifamily
RT	Residential (Offices)
HM	Health and Medical
CA	Commercial
CG	Commercial
MA	Industrial
MB	Industrial
PUD	Planned Unit Development
DC	Downtown Core
DF	Downtown Fringe

Future Land Use Plan

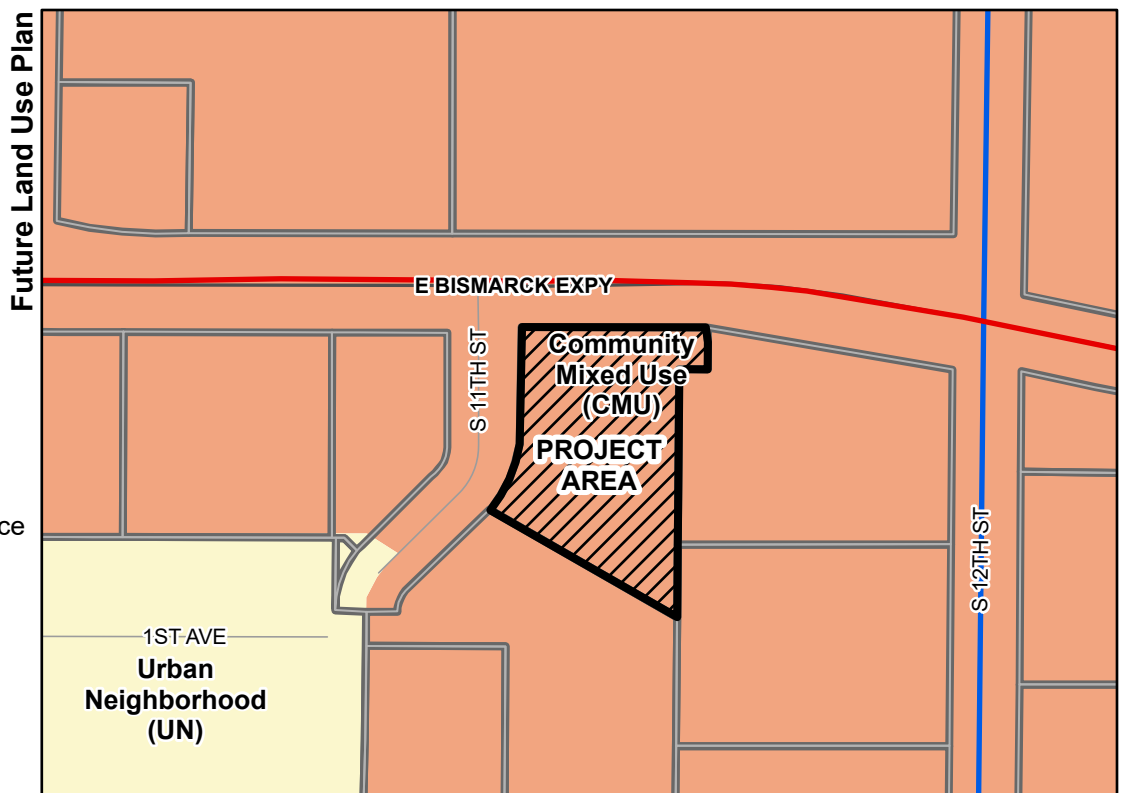
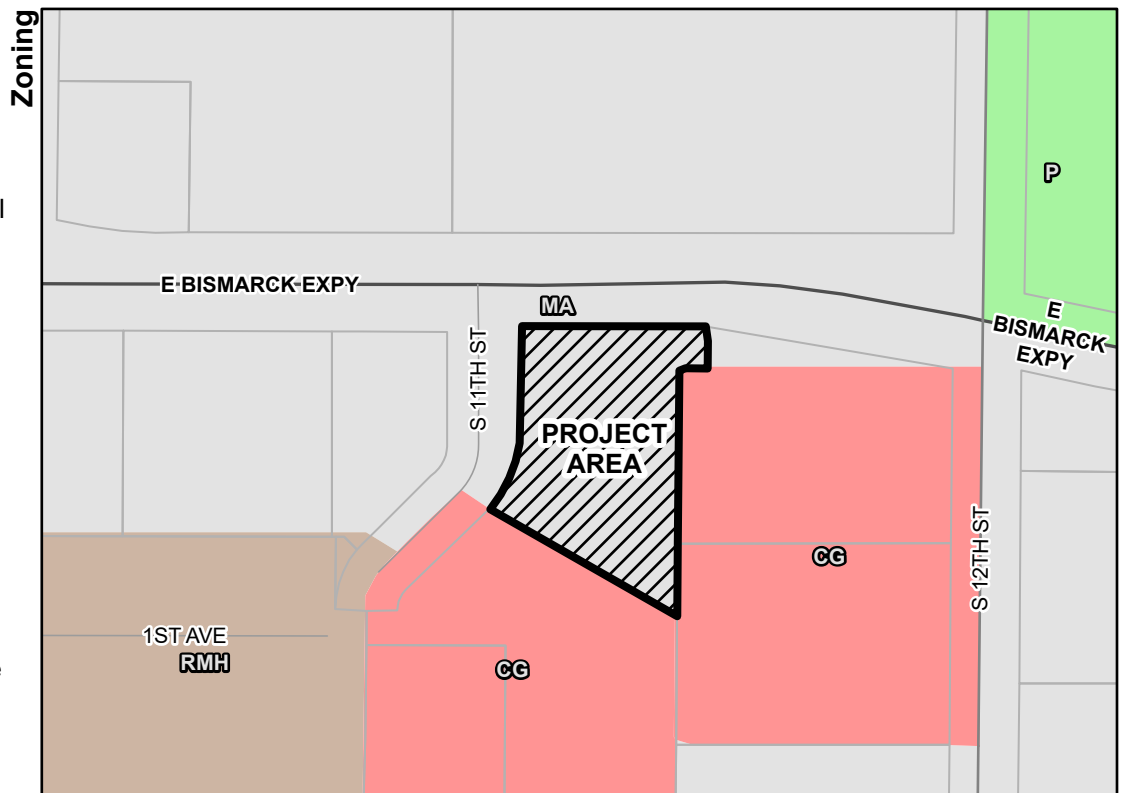
UN	Urban
NMU	Neighborhood Mixed Use
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DMU	Destination Mixed Use
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IND	Industrial
IF	Industrial Flex
IMU	Industrial Mixed Use
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RR	Rural
TR	Transitional Rural
PKOS	Parks/Open Space
URA/URB	Urban Reserve Mid/Long-Term

Active Mobility Plan

— Future Shared Trail

Major Street Plan

- Existing Arterial
- - Future Arterial
- Existing Collector
- - Future Collector
- Existing Interstate
- - Future Interstate
- City Limits



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City of Bismarck
Planning Department
November 26, 2025

E Bismarck Expy
E BISMARCK EXPY

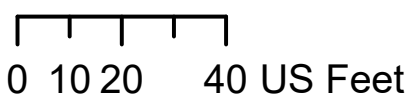
E Bismarck Expy

S 11th St

S 11th St

10' X 20'

Map Scale = 1:655



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