

RESOLUTION NO. XXXX

BE IT, HEREBY, RESOLVED BY THE CITY COUNCIL of the City of Minot, North Dakota, that approval of a Planned Unit Development (PUD) is granted to Blu on Broadway, LLC, for a mixed-use project containing commercial uses on the ground floor and affordable housing on upper floors, to consider an increase in proposed density and also deviations to landscaping and parking requirements for property described as Home Acres Addition, Block 2, Lots 7 & 8 Less Highway right-of-way, subject to the following conditions:

1. Storm Water Management Plan required.
2. Developer's Agreement required.
3. Developer required to improve 1st St SW to serve this project.
 - a. Install water main in 1st St SW.
 - b. Reconstruct 1st St SW – including sidewalk and lighting.
 - c. Additional details will be provided in the Developer's Agreement.
4. Traffic impact study – eliminate access to Broadway.
5. New fire service required.
6. Sewer connection fees required.
7. Additional addresses will be assigned to each leasable space with its own exterior door.
8. Approval of this PUD authorizes a reduction in off-street parking to 80 parking spaces from that quantity otherwise required by the Minot zoning ordinance.
9. Approval of this PUD authorizes an increase in allowable density to 30 living units per acre, well above the maximum that is otherwise enforced in C2 zoning districts.
10. Approval of this PUD and the associated concept Landscape Plan established intent and authorizes some deviations in landscaping requirements as it allows the applicant to work with City staff and the Minot Park District in developing final plans for recreational amenities and landscaping that will be public amenities.
11. In the event of future problems with inadequate off-street parking for the residents, the City Council may require a certain quantity of the total parking spaces they deem reasonable to be signed as "Reserved for Residential Tenants Only."
12. A minimum of 3,000 square feet of office space shall be provided on the ground floor.

Passed and adopted this 3rd day of September 2019.

APPROVED:

Shaun Sipma, Mayor

ATTEST:

Kelly Matalka, City Clerk