

ORDINANCE NO. 5357

AN ORDINANCE REZONING LOT 1, BLOCK 2, OVERLOOK PARK ADDITION FROM SINGLE FAMILY RESIDENTIAL (R1) TO PUBLIC (P).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINOT:

Section 1. That the following property, located in the City of Minot, Ward County, North Dakota, and described below is hereby zoned **P**:

LOT 1, BLOCK 2, OVERLOOK PARK ADDITION

Section 2. The **P PUBLIC DISTRICT** zoning of the above described property and any development thereof shall be in accordance with the provisions of the **PUBLIC DISTRICT** zoning as set forth in the Zoning Supplement to the City of Minot Code of Ordinances.

Section 3. The property rezone shall be subject to the following condition:

1. A stormwater management plan is required for development.
2. Erosion Control practices will need to meet State of North Dakota requirements and have the approval of the City Engineer.
3. A Developer's Agreement must be in place prior to recording of the plat.
4. Water and sanitary sewer will need to be extended to serve the proposed development.
 - a. All work shall be completed in its entirety to all applicable standards specified in the Developer's Agreement.
 - b. All work shall be completed at the sole cost of the Owner.
5. Connection fees are required when connections are made to City utilities.
6. Access locations are to be approved by the City Engineer as part of any future site plan.
7. Lighting and sidewalks are required.
8. No building permits will be issued until the North Dakota Department of Transportation right-of-way plat is recorded transferring part of the Broadway right-of-way to the Minot Park District.

Section 4. This ordinance shall be in effect from and after its final passage and approval.

PASSED FIRST READING: March 4, 2019

PASSED SECOND READING:

ATTEST:

APPROVED:

Kelly Matalka, City Clerk

Shaun Sipma, Mayor