

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 Southwest Crossing Partners, LLC, for a continuum of care retirement community consisting of four construction phases featuring independent living facilities, assisted living facilities, skilled nursing facilities, a memory care unit, off-street parking in garages and on surface lots, and numerous associated amenities for property described as Southwest Crossing CCRC Addition, Lot 1, Block 1; Lot 2, Block 1; Lot 1, Block 2; and Lot 2, Block 2 subject to the following conditions:

1. Bison Court Cul-de-sac needs to be reconstructed to meet city specifications by the developer.
2. Walking path(s) in the right of way must meet city specifications and be constructed of concrete. Maximum width of eight (8) feet unless additional right-of-way is dedicated on the plat to accommodate a larger path.
3. Any improvements in the floodplain must meet city floodplain ordinance requirements. A floodplain development permit is required for any work within the floodplain. A floodway certification may be needed based on new FEMA maps.
4. A developer agreement is required before the plat can be signed and recorded.
5. A storm water management plan is required and must meet the requirements of the original SW Crossing Development storm water management plan.
6. A traffic impact study is required, and any resulting improvements must be installed by the developer.
7. The sixteen (16) foot wide easement for the walking path that connects to 37th Avenue SW is not within the boundaries of this subdivision and therefore must be dedicated under separate instrument.
8. The general appearance and construction materials for the maintenance shop building and trash dumpster enclosures shall be based on the colors and construction materials of the residential garages.

Passed and adopted this 5th day of August 2019.

APPROVED:

Shaun Sipma, Mayor

ATTEST:

Kelly Matalka, City Clerk