

NORTHSTAR CENTER

Williston, North Dakota

PUD Zoning & Preliminary Plat Presentation



Prepared by:

R&R ENGINEERS SURVEYORS INC

Applicant & Developer

North Star Center, LLC
Mr. Patrick Murphy
Williston, North Dakota

LAI Design Group

Architecture | Planning | Golf Design
Visual Media | Landscape Architecture
www.LAIdesigngroup.com

Project Introduction

Purpose

- Modify configuration of land areas to simplify and control land use transitions
- Adjust building maximum heights
- Integrate design controls

Rational for PUD

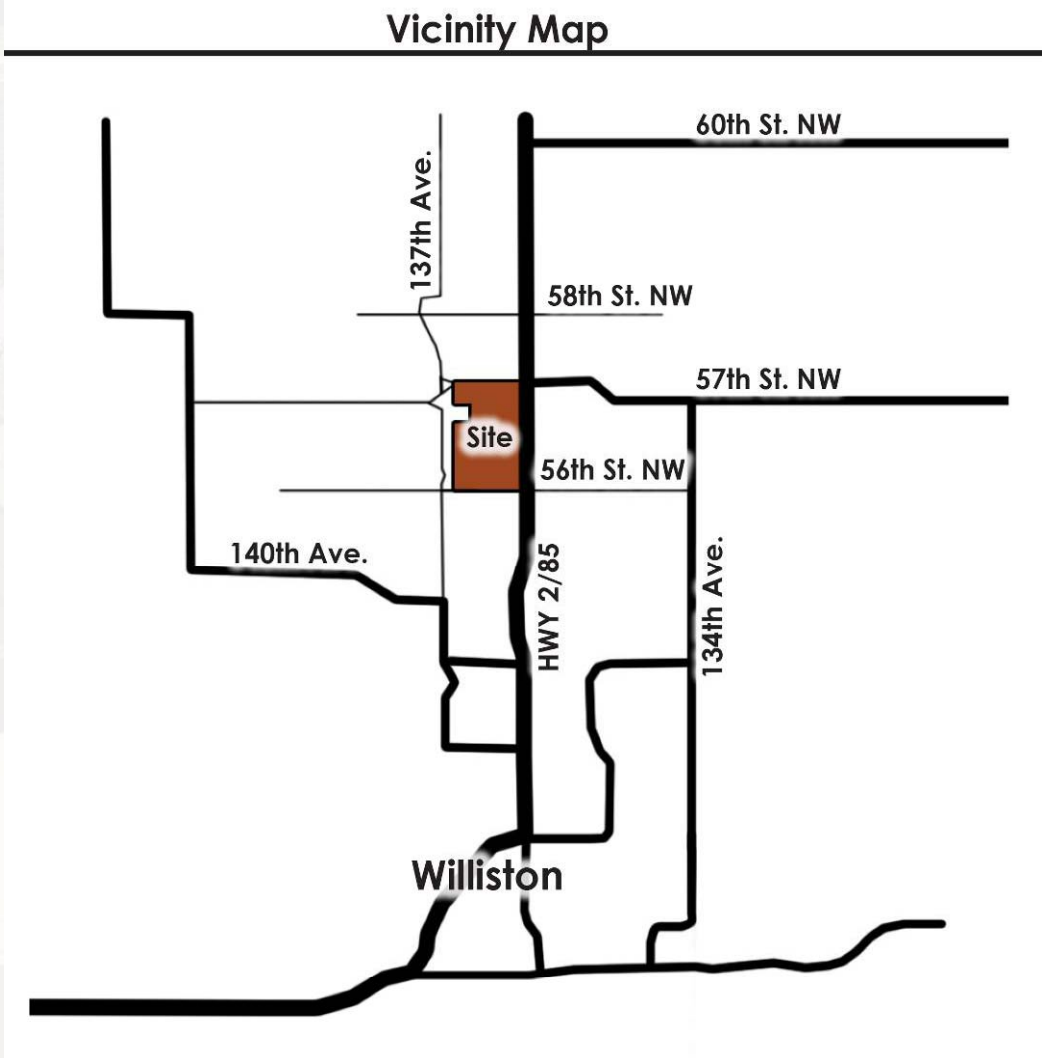
- Improve design controls (began as traditional rezoning)
- Modify plan to create improved Mixed Use Community (housing, commercial, park, streets & traffic calming)
- Provide a variety of housing options with quality controls & consideration for affordability

ADHOC Feedback

- Connectivity
- Bus stop & mail kiosks
- Simplify housing transitions
- Zero lot line for duplex's
- Utility easement coordination
- Street Right of Way improvements
- Buffer park from heavy commercial

Objective

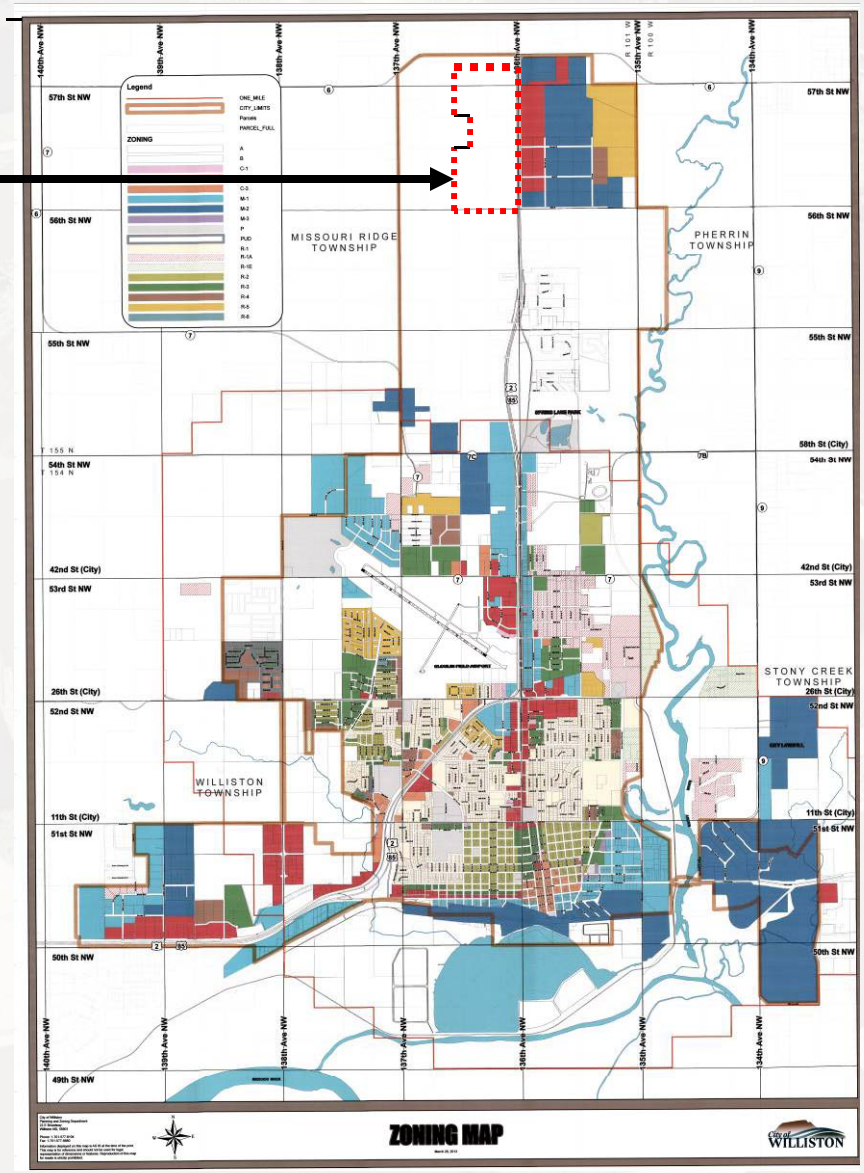
- Create a walk-able and amenity based master planned community that meets or exceeds City Standards and provide diverse housing and a sustainable commercial district



Existing Land Uses

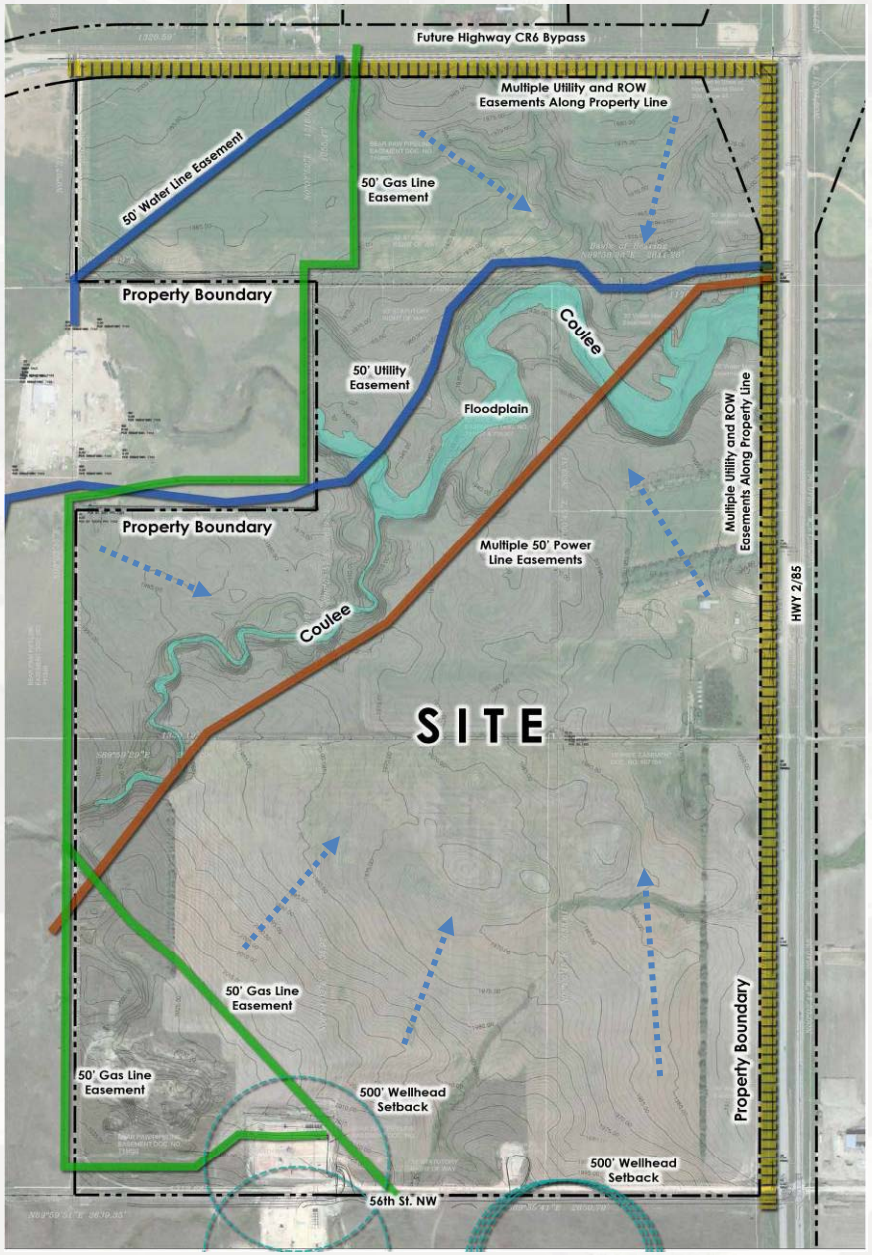
Subject Site

- Granite Peaks Ind. Park to the East
- CO Rd 6 & Bypass to the North
- Agriculture to the South
- Agriculture to the West



Site Analysis

- Site topographic features
  - Site topography slightly rolling
  - Coulees & drainage pattern
  - Several major easements & Transmission Lines
  - Multiple well pad facilities
  - Floodplain bisects site
- Surrounding land uses
  - Industrial Park east
  - Agriculture north, south, & west
- Access to utilities



PUD Zoning Land Uses

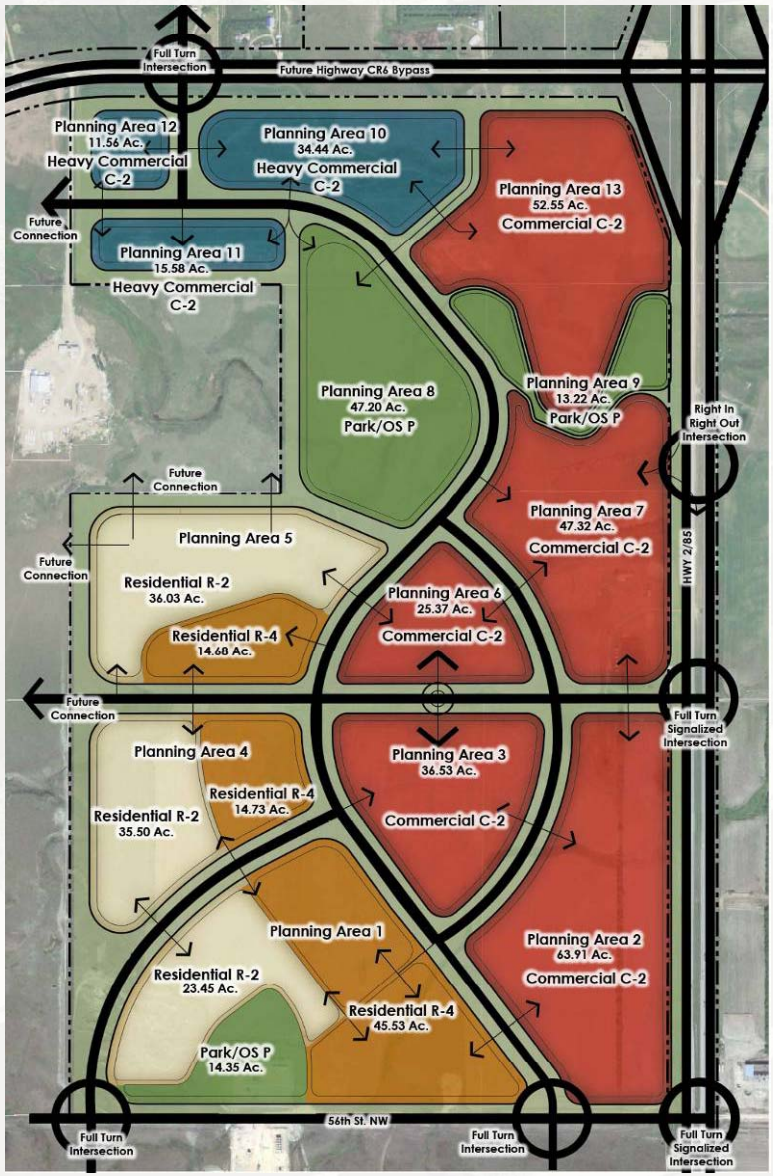
Plan Highlights
- Gateway to Williston
- Connectivity
- Mixed uses that support a diverse economy
- Market demands exceed proposed uses

Land Use Mix on 535 Acres
- C-2: 71.73 ac. (42% of site)
- C-2 Heavy Commercial : 61.58 ac. (12% of site)
- R-2: 94.98 ac. (18% of site)
- R-4: 74.94 ac. (14% of site)
- P&OS-74.95 ac. (14% of site)
- Public ROW – 2.9 ac. (1% of site)

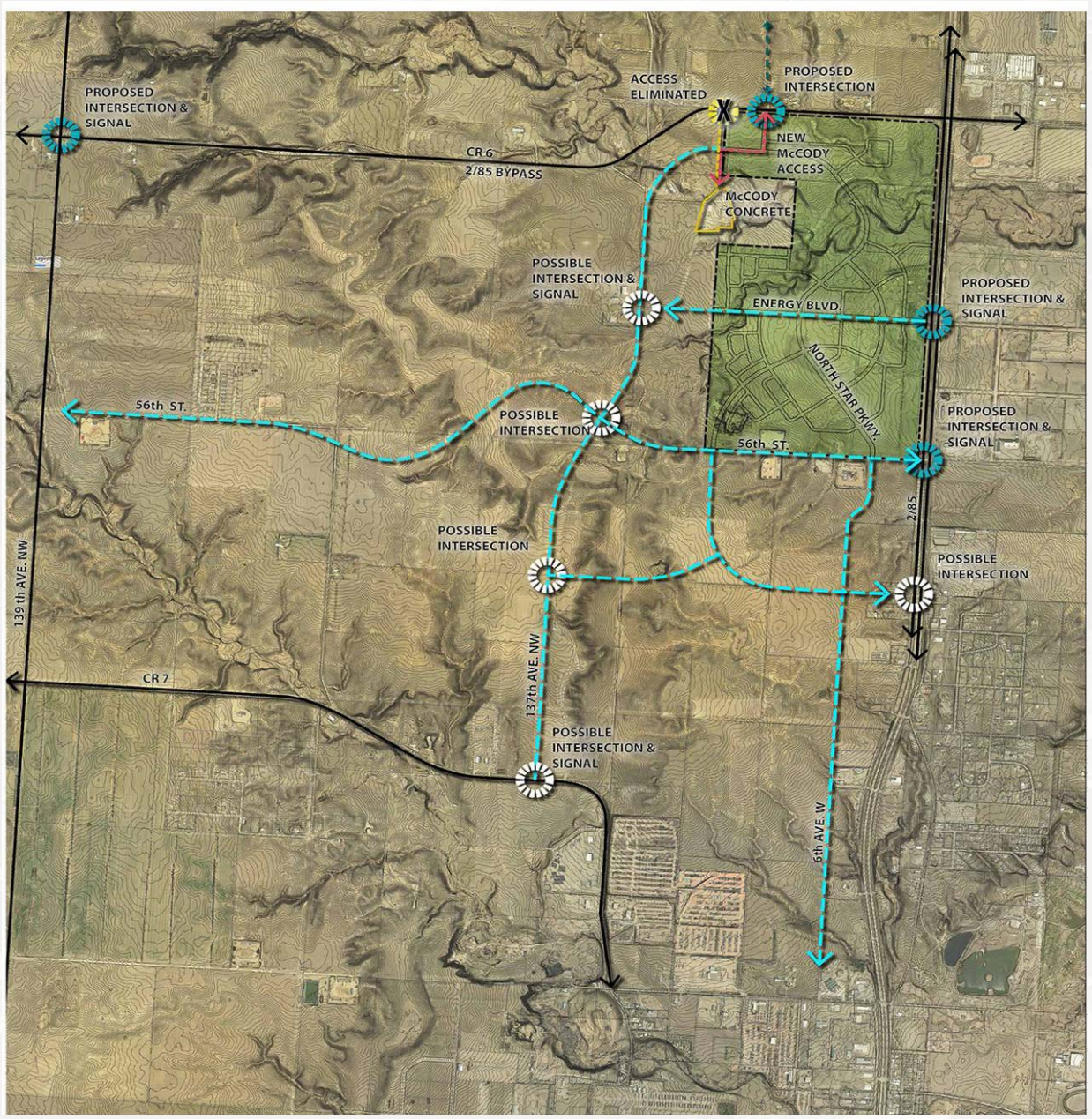
- P&OS – P-74.95 ac provided, 53.5 ac required

Development Summary

• Commercial	1,966,122 SF
• Heavy Commercial	804,400 SF
• MF/SFA/Condo/Townhouse	1549 units
• Twin Homes/Single Family lots	475 units
• **Total unit count**	**2024**
• **Total Commercial**	**2,770,852SF**
• **Park & Open space**	**74.95 ac**
• **Average Gross Density =**	**3.78 Du/Acre**
• **Average Net Density =**	**11.9 Du/Acre**

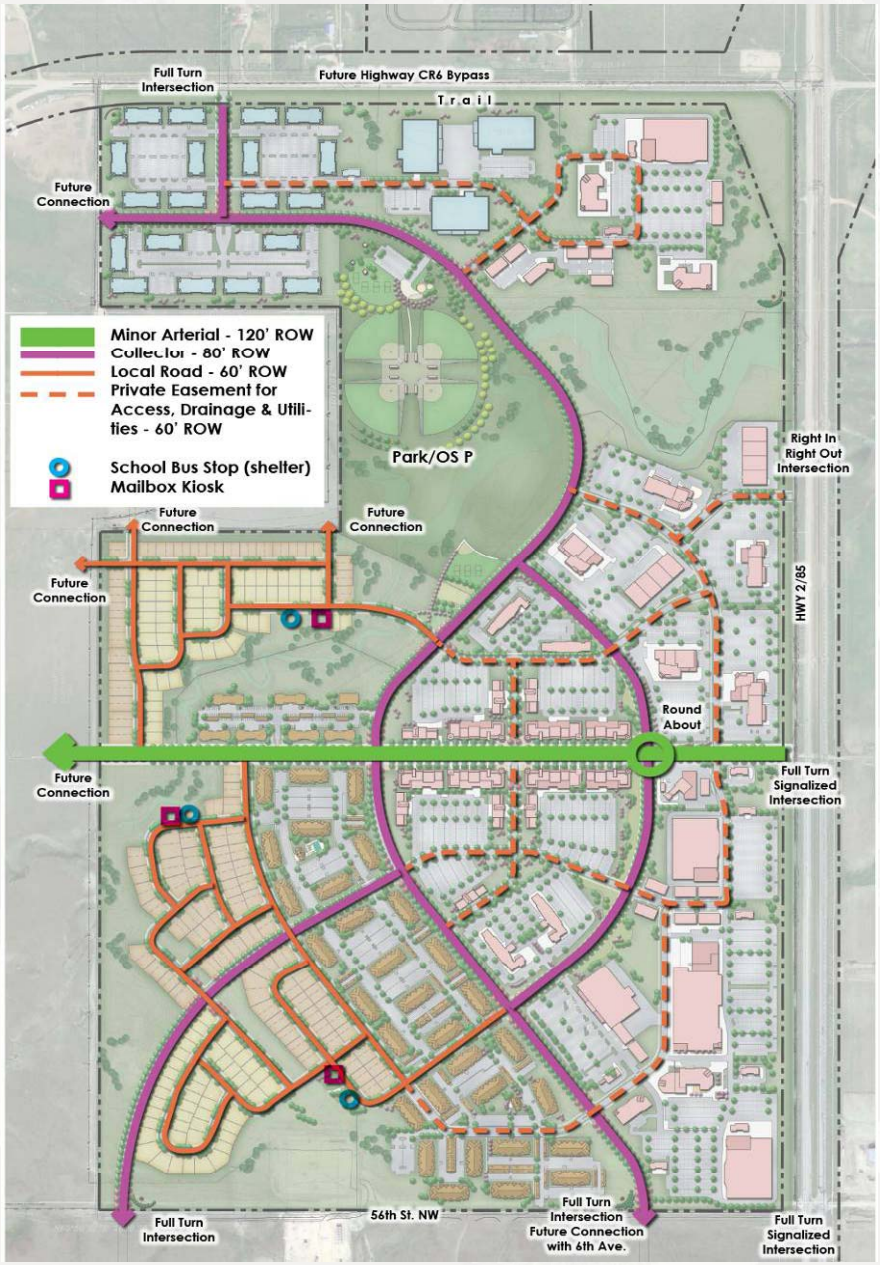


Area Wide Circulation and Connectivity



Site Circulation and Connectivity

- 120 ft ROW Arterial
- 80 ft ROW Collectors
- 60 ft ROW Local Streets
- All streets comply with City of Williston standards.



Master Plan

Housing Product Diversity

Apartments, Twin Homes

SFA Condo – Town Houses & Single Family Homes

Commercial Diversity

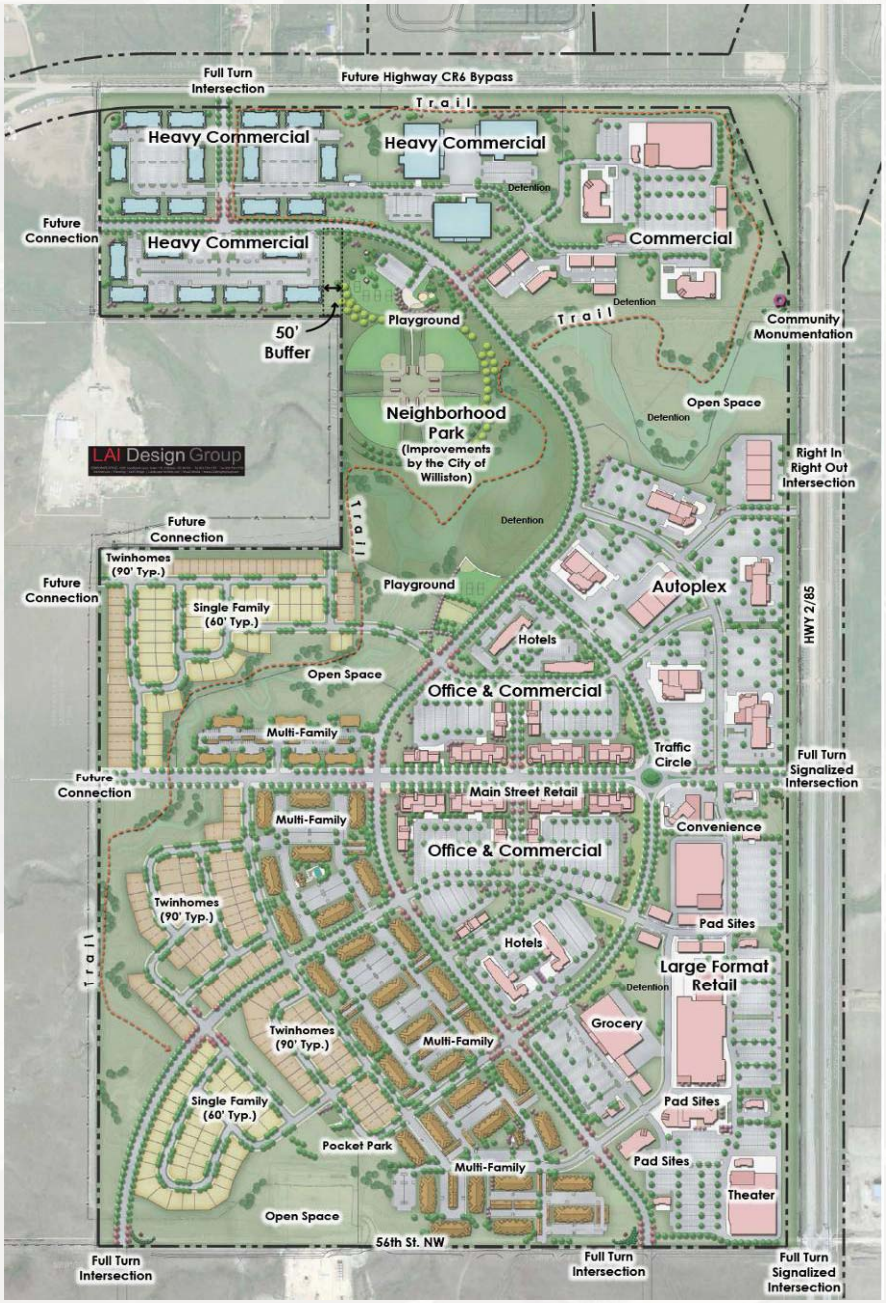
Retail, Hospitality, Auto-Plex, Heavy Commercial, Office Park, Office/Mixed Use/MF

Development Summary

Commercial	1,744,320 SF
Heavy Commercial	556,720 SF
MF/Town Home/Condo	1274 units
Twin Houses	176 units
Single Family Lots	94 units
Total unit count	**1544**
Park & Open space	**105.72 ac**
Average =	**2.88 du/ac**

Design Controls

- Mixed use commercial
- Connectivity
- Street scene & garage placement
- Diverse architecture
- Mix of housing choices
- Design guidelines to enforce controls (setback, height, parking)
- Landscape design & fencing standards

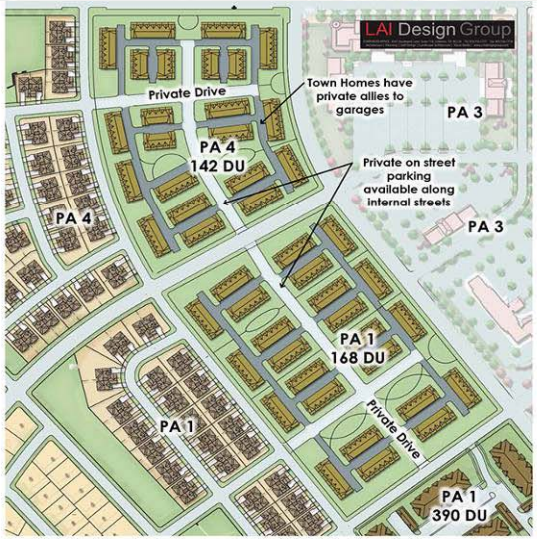


Multifamily Housing Design Standards



Alternative A

- Multi-family units (condo or for rent);
- All access to be from local and collector streets as shown on the plan;
- All surface parking to be screened with no surface lots adjacent to exterior property line;
- All major structures to face local and major streets - front doors face the community or open space;
- All structures to be set back 20 feet from the exterior property line to create a landscaped amenity adjacent to public ROW;
- Please refer to Planning Narrative and Code for setbacks, parking and building height requirements.



Alternative B

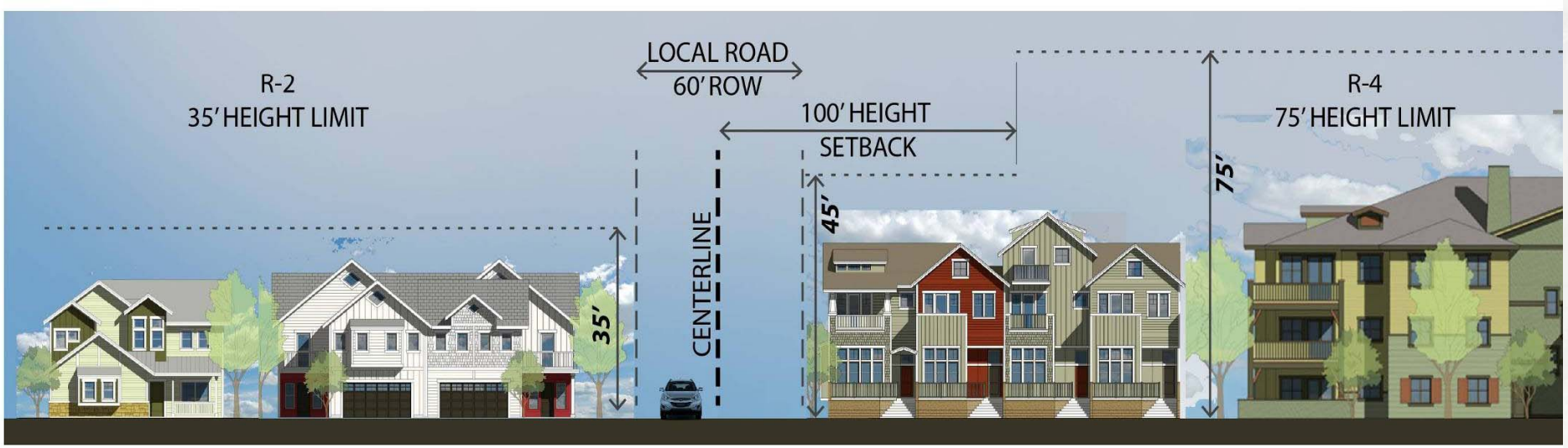
- Town Homes (condo or for rent);
- All access to be from local and collector streets;
- All units will self park in two car garages;
- Ample private parking for visitors - internal roads will be a minimum of 40' paving width;
- Garage allies have 20' access easement and 10' drive apron with no parking on apron;
- All major structures to face local and major streets - front doors face the community or open space;
- All structures to be set back 20 feet from the exterior property line to create a landscaped amenity adjacent to public ROW;
- Please refer to Planning Narrative and Code for setbacks, parking and building height requirements.



Alternative C

- Town Homes and Condos blend (condo or for rent);
- All access to be from local and collector streets;
- All units will self park in garages and surface lots;
- Ample private parking for visitors - internal roads will be a minimum of 40' paving width;
- Garage allies have 20' access easement and 10' drive apron with no parking on apron;
- All major structures to face local and major streets - front doors face the community or open space;
- All structures to be set back 20 feet from the exterior property line to create a landscaped amenity adjacent to public ROW;
- Please refer to Planning Narrative and Code for setbacks, parking and building height requirements.

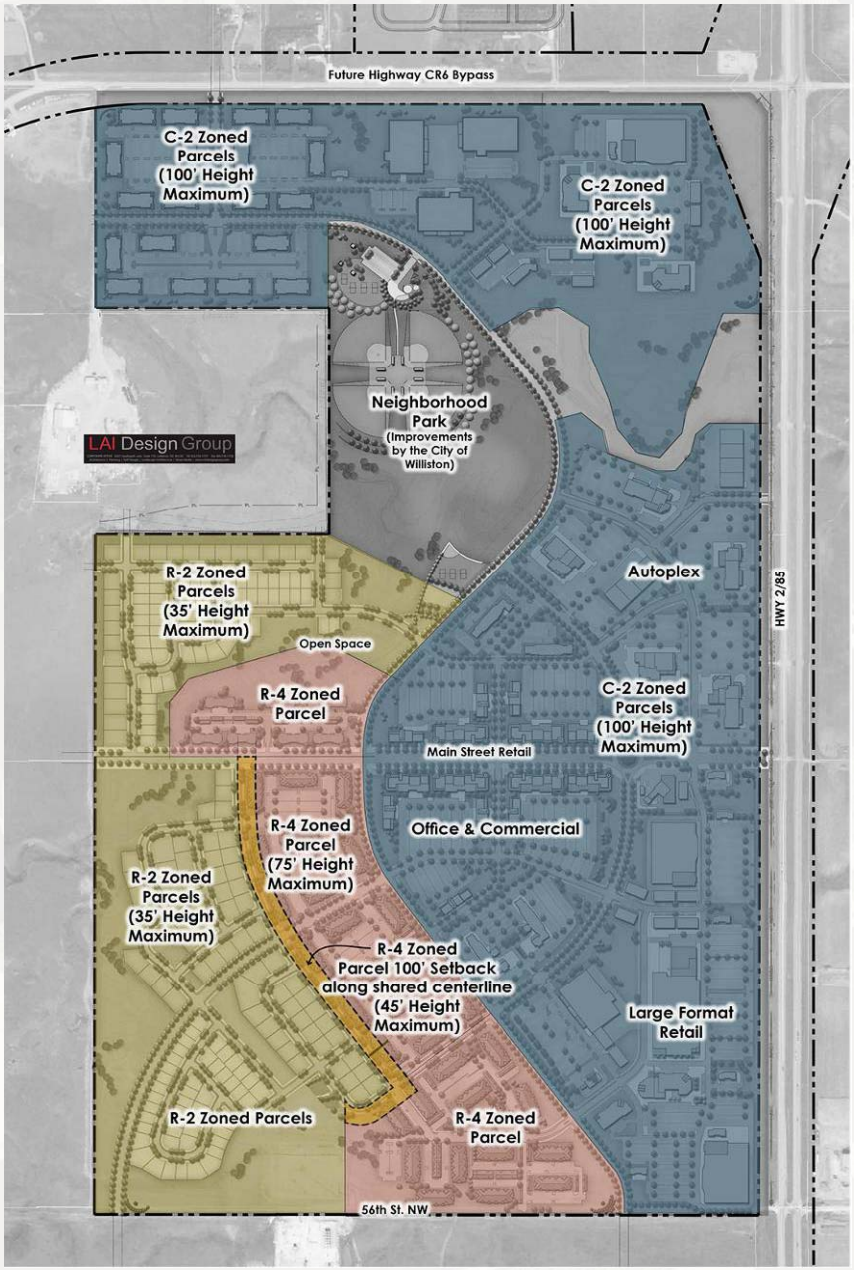
Building Height Controls



Building Height Controls

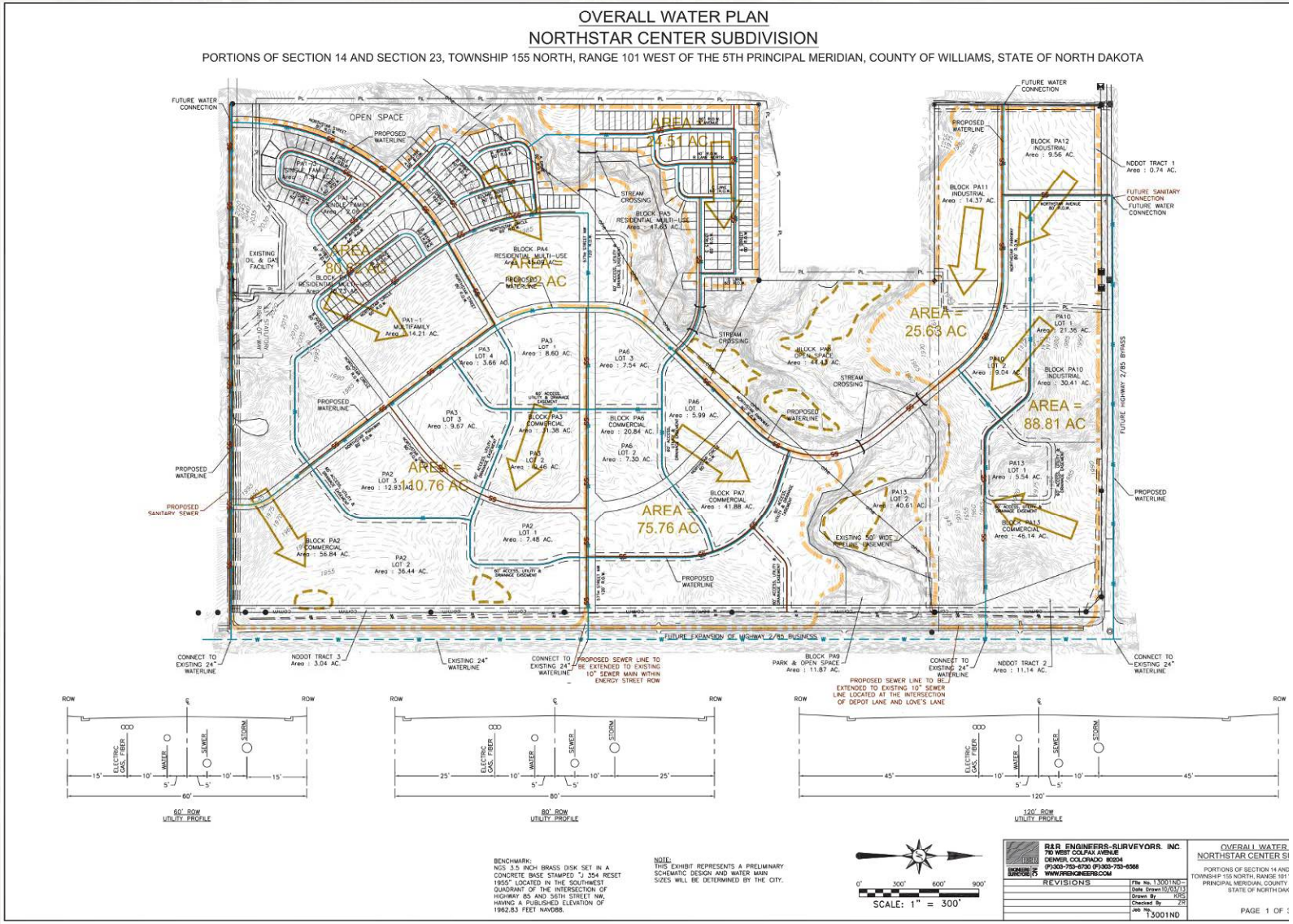
Stepped Changes in Height

- 35ft for Single Family & Twin Home
- 35 ft – 45ft for SF-MF
- 45ft-75ft for MF
- 75ft-100ft for MF-Commercial



Master Utility Plan

- Water
- Sewer
- Drainage
- Existing Easements



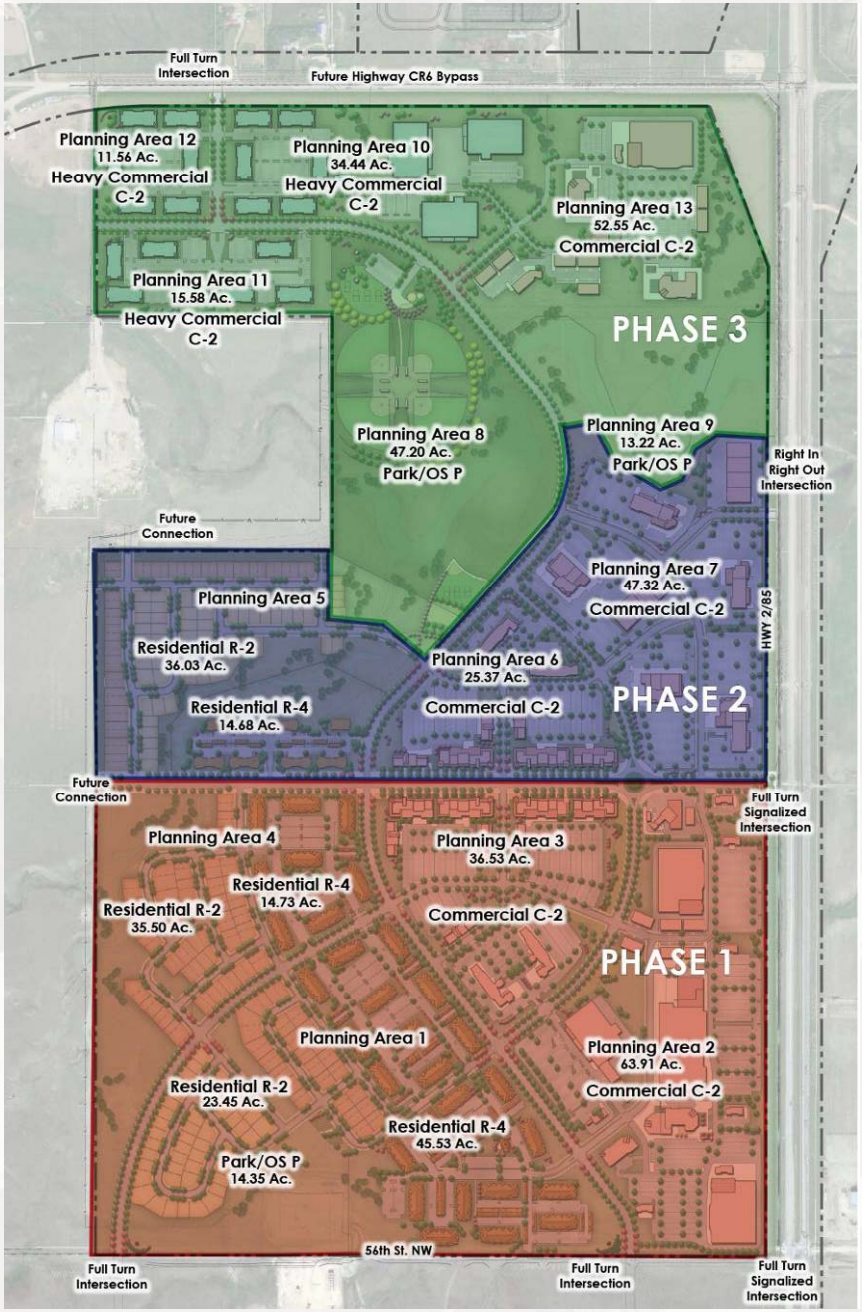
Phasing Plan

Phase 1 South

Phase 2 Middle

Phase 3 North

Sewer & Water Utilities are connected under Hwy 2/85 and capacities available for each phase



Parks & Trail Master Plan

Summary

- 51.38 ac Active OS
- 54.34 ac Passive OS

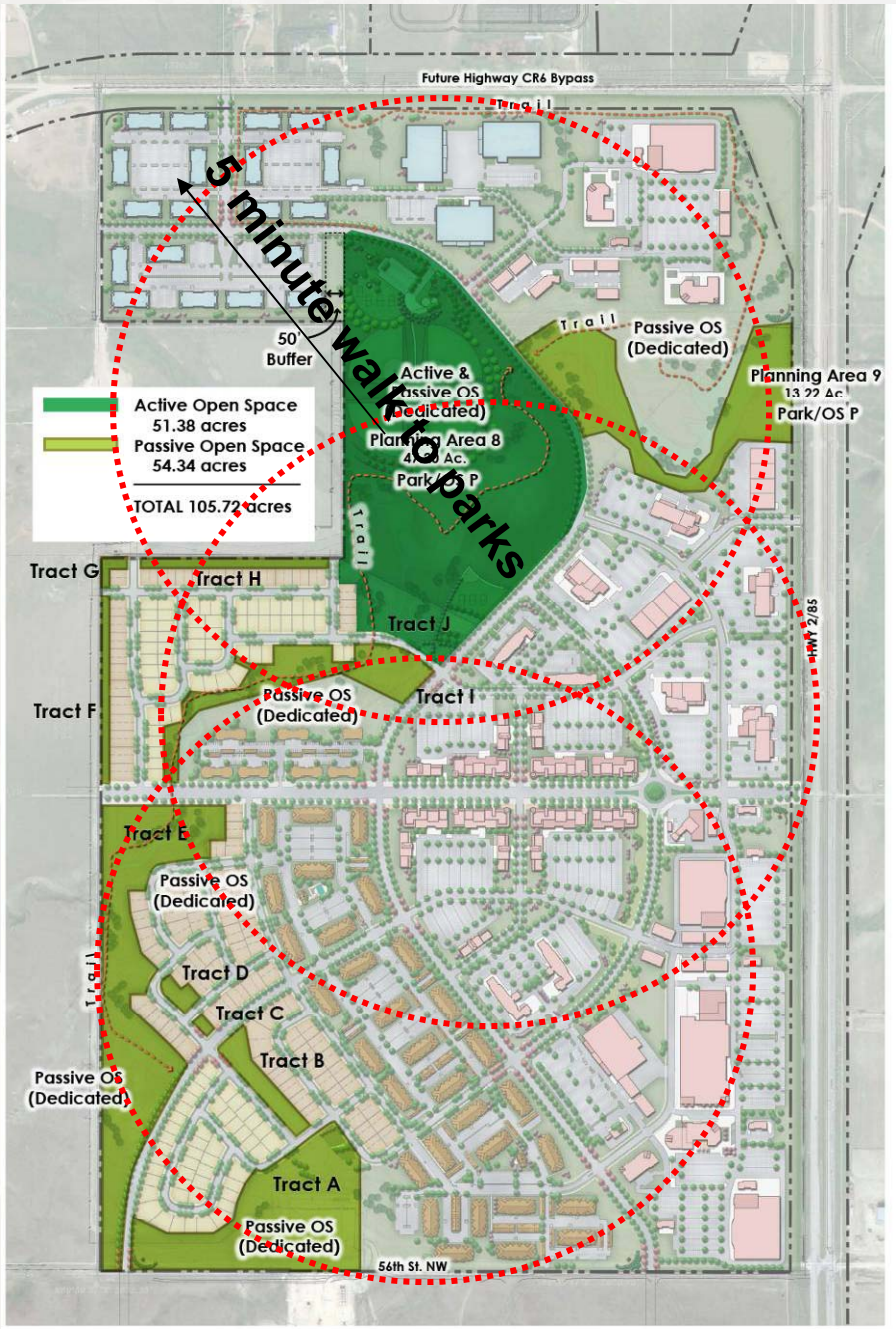
Total 105.72 provided vs. 53.50ac req'd

Potential amenity program (by WPRD)

- Picnic areas, walking paths, sports fields, community center, signage, landscaping, benches, gardens, barbecue & fire pits.

Benefits

- Lifestyle, community, walk-ability, contiguous maintenance areas, usable facilities, creation of place-making elements.



Community Central Park



Potential park improvements by WPRD

Heavy Commercial Park



Office Park/Commercial



Auto-Plex/Commercial



Commercial/Office Mixed Use



Commercial Shopping



Mixed Residential Neighborhood



Single Family Neighborhood



Fencing Plan

Semi Privacy fence -
Open Space fence -
Specification Vinyl Fencing
Color – Tan



42" High, 3 Rail Ranch Husker Vinyl Fence, Pebblestone Color, Standard Cap per Husker Vinyl, Inc. (866) 918-4695 or approved equal.



5' High, Husker Semi-Privacy, Vinyl Fence, Pebblestone Color, Standard Cap per Husker Vinyl, Inc. (866) 918-4695 or approved equal.

Pebblestone Color per Husker Vinyl, Inc. (866) 918-4695

Summary of PUD Zoning

- Amenity Based Master Planned Community
- Regional Commercial Shopping Economic Driver
- Diverse Housing Choices
- Site & Architectural Controls
- Traffic Connectivity
- Part of an Overall Vision for the Williston Gateway
- No Major Modifications Code or Setbacks (only address side load garages)
- Park & Open Space Master Plan Exceeds Requirements
- Pedestrian Connectivity
- Attention to Design improves Quality of Life & long term value
- Market Demand Exceeds Supply

Thank you for your consideration of our Proposal

