



WOOD ACRES MAJOR
PRELIMINARY PLAT STAFF
REPORT

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development
Date: May 8, 2024
Re: **PLP-005-2024 Wood Acres Subdivision Preliminary Plat**

OWNER/APPLICANT

Johnny Wood
Big Three Builders
3389 108H Avenue SW
Dickinson, ND, 58601
Johnny.wood@yahoo .com
701 290-1019

Public Hearing June 12, 2024 Planning and Zoning Commission

EXECUTIVE SUMMARY

To consider a major preliminary subdivision plat of the Wood Acres Subdivision located within the City of Dickinson’s Extra Territorial Zone. The property is legally described as located in the SW ¼ of Section 30, Township 140 North, Range 96 West. The applicant intends to subdivide the existing parcel into three lots for residential purposes.

A companion rezoning application is also scheduled for public hearing at the June 12, 2024 Planning and Zoning Commission meeting (REZ-005-2024).

Staff Recommendation: Approve

LOCATION

The property is located north, directly adjacent, of 21st Street West, and west of 30th Avenue West approximately 0.5 miles.

CURRENT ZONING	AG
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 20
LOTS PROPOSED	Three

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Undeveloped
East	AG	Undeveloped
South	AG	Undeveloped
West	AG	Undeveloped

STAFF ANALYSIS

City staff has identified the following issues.

- The attached preliminary minor plat. The plat meets the preliminary major plat requirements, and it includes the required right-of-way dedications based on the City of Dickinson 2013 Transportation Master Plan. The right-of-way dedications required for the plat are as per City of Dickinson Transportation Master Plan Figure 4-2: Proposed 2035 Functional Classification of Streets in Study Area. Minor arterial roadways are proposed for the south and east side of this proposed subdivision. A collector roadway is proposed for the north side of this subdivision. As per the City of Dickinson Transportation Master Plan Figure 4-3: Typical Urban Roadway Sections, minor arterials and collectors require 100-feet and 80-feet of right-of-way, respectively.
- The applicant provided feedback in a written statement included in item three of the statement letter. They are requesting the right-of-way dedication be vacated to the current lot owners within 10-years if the City does not construct the roadways by that time. As the City is currently updating the Transportation Master Plan and

Comprehensive Plan, with a planning period of 25-years. The lot owner will be required to follow the right-of-way vacation process that is in place at that date and time.

- Staff recommends this right-of-way vacation not become effective for 25-years, and not the 10-years requested by the applicant. This is due to the fact the proposed platted property is directly adjacent to City Limits along 21st Street West, and the proposed platted property is directly adjacent to the Urban Service Area Boundary to the east. The City will need time to determine the infrastructure necessary after the updated plans have been completed and adopted.
- Although larger acreage residential lots are not typically recommended by staff within the Extra Territorial Zone, this development pattern already exists east of the proposed subdivision. The concerns are related to the limited future opportunities for infill development, efficient expansion of roadways, and efficient provisions for utility services. These factors can be addressed in the future, but there will be additional costs to the City for the infrastructure required to traverse around the proposed platted property.

STAFF REVIEW AND RECOMMENDATIONS

Compliance with Subdivision Regulations:

Staff reviewed the preliminary major plat and finds it to be in compliance with the subdivision and zoning regulations as submitted by the applicant.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Community Development staff recommends **APPROVAL** of the preliminary major plat subject to conditions.

MOTIONS

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-005-2024, the Wood Acres Subdivision Preliminary Plat, subject to***

conditions, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare "

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **PLP-005-2024, the Wood Acres Subdivision Preliminary Plat, as NOT meeting all the requirements of Chapter 34 Subdivision of Land of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."***