



Taplands Addition Preliminary Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: August 5, 2026
 Re: PLP-004-2026 Taplands Addition Preliminary Major Subdivision

APPLICANT

Beau Sneed
 701 Taplands, LLC
 1261 47th Avenue West
 Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Dickinson ND 58601

Public Hearing	August 12, 2026	Planning and Zoning Commission
Public Hearing	September 9, 2026	Planning and Zoning Commission
Final Consideration	September 15, 2026	City Commission

The applicant is requesting approval of the Taplands Addition preliminary major subdivision, being a replat of a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to dedicate a portion of property as right-of-way and vacate existing right-of-way. The site is zoned Limited Commercial (LC). The site consists of +/- 2.28 acres.

Staff recommendation: Staff recommends **approval** of this preliminary major subdivision.

LOCATION

The property is generally located to the south of South State Avenue and is currently legally described as a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson.

CURRENT ZONING	LC
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	+/- 2.28 acres
LOTS PROPOSED	1

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	MH, AG	Mobile home park; stables
East	MH, RR	Mobile home park; single-family residential
South	R-1	Undeveloped
West	RR	Undeveloped

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 38089-C0431F, effective August 28, 2026, a portion of the proposed subdivision appears to be located within the National Flood Insurance Program's (NFIP) Special Flood Hazard Area (SFHA). According to the proposed plat, no development is proposed within the SFHA.

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and

- Consists of four lots or less.

The proposed Taplands Addition Subdivision consists of one lot and involves the dedication of right-of-way at the intersection of South State Avenue and Deer Run Drive. Therefore, the proposed subdivision does not meet the above requirements and is classified as a major subdivision.

The site is located in the Limited Commercial (LC) zoning district. According to Table 62-162-3b: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for the LC zoning district is 5,000 square feet. The proposed lot is 2.28 acres.

A portion of the proposed subdivision plat is located within the NFIP SFHA. That area falls within the City's Floodplain/Floodway (FP/FW) Overlay District. Currently, no new development is proposed within the FP/FW Overlay District. Redevelopment within the proposed subdivision that includes the area within the SFHA would need to adhere to both FP/FW Overlay District and NFIP requirements.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of PLP-004-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-004-2026: The Taplands Addition Preliminary Major Subdivision** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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-004-2026: The Taplands Addition Preliminary Major Subdivision** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*