



Ludwig & Jones LLC DBA Pop's Soda shack Renaissance Zone Project

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Services Department
Date: July 2, 2025
Re: **REN-002-2025 Ludwig & Jones LLC DBA Pop's Soda Shack
 Rehabilitation Renaissance Zone Project**

APPLICANT

Ludwig & Jones LLC DBA Pop's Soda
 Shack
 1519 Ruby Range Way
 Billings MT 59101
 Phone: 406-860-7943
 popssodashack@gmail.com

Public Hearing	July 9, 2025	Planning and Zoning Commission
Final Consideration	July 15, 2025	City Commission

EXECUTIVE SUMMARY

Location

The subject property is located at 716 West Villard on the northwest corner of Villard Street West and 7th Avenue West legally described as Lot 6, Block 18, of Young's 5th Subdivision. Although the lot is currently vacant, it was previously developed with a commercial structure.

Request

The applicants are requesting an eight-year real estate tax exemption and an eight-year income tax exemption for a commercial rehabilitation project on Block 30 of the City of Dickinson's Renaissance Zone. The applicants describe their project as follows:

- build a new building and landscaping on a vacant lot; and
- relocate their existing business to that location.

The applicants have submitted a completed application that is compliant with application requirements.

The applicants estimate the costs of improvements project investment amount at \$275,000.

The City of Dickinson City Assessor indicates the current true and full value of the property is \$27,100.

Based upon information provided by the applicants, it is estimated the total property tax benefit for five years would be \$38,720.

Staff Recommendation: Staff recommends approval of this Renaissance Zone project.

LOCATION

The subject property is legally described as Lot 6, Block 18, of Young's 5th Subdivision. The subject lot is zoned General Commercial (GC). The proposed retail use is a permitted use in the GC zoning district. The subject lot is also located in the Corridor Overlay District.

CURRENT ZONING	General Commercial
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	0.178
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC	Single-family structure
East	GC	Retail uses
South	GC	Vacant
West	GC	Retail use

STAFF ANALYSIS

At a pre-application held with City Development staff on November 26, 2024, the applicants were notified the subject lot is located within the City's Renaissance Zone. Subsequently, the applicants met with City staff prior to submitting this application.

Staff of the North Dakota Department of Commerce have reviewed this project and have confirmed this is an allowable Renaissance Zone project.

According to the City of Dickinson's Renaissance Zone Development Plan, as amended effective May 2024, the site of the project is located within the City's Renaissance Zone, and it is listed in the Plan's Property Inventory.

The proposed project is consistent with the following goals of the City's Renaissance Zone Plan:

To gain at least 3 improved structures or new businesses in the Renaissance Zone a year.

This is the second Renaissance Zone project submitted to the City in 2025.

The proposed project is consistent with the following objectives of the City Renaissance Zone Plan:

Foster a culture of progressiveness and change while recognizing the traditions and history of the area; and

Help businesses apply and receive the benefits of the Renaissance Zone.

Chapter VI of the Development Plan "Renaissance Zone Project Selection Minimum Criteria" contains the following:

- To be considered an eligible zone rehabilitation project, a **commercial property owner** must invest at least 50% of the full and true value of the property. The City may grant an exemption of up to five years if the investment is at least 50% of the full and true value of the property. The City may grant an exemption of up to eight years if the investment exceeds 75% of the full and true value of the property.

According to the Property Inventory found in Attachment D of the City's Renaissance Zone Development Plan, the property is identified as a potential project site. Additionally, the applicant has committed to spend approximately \$275,000 to renovate the existing building.

Consistency with the Comprehensive Plan

The proposed project is consistent with Policy 1.1. of Chapter 3 of the City of Dickinson Comprehensive Plan, which states the City shall actively promote the Renaissance Zone. The project is also consistent with Comprehensive Plan Policy 1.4 of Chapter 3, which states the City shall provide technical assistance with Renaissance Zone applications.

PUBLIC COMMENT AND STAFF RECOMMENDATION

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

Staff Recommendation: The City Community Development Team staff recommends **approval** of this renaissance zone project petition.

MOTIONS:*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend Approval of **REN-002-2025: The Ludwig & Jones LLC DBA Pop's Soda Shack Commercial Rehabilitation** project as being consistent with City of Dickinson Renaissance Zone Development Plan, as well as being the compliant with the City of Dickinson Comprehensive Plan and also being in the interest of the public health, safety and welfare."*

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **REN-002-2025: The Ludwig & Jones LLC DBA Pop's Soda Shack Commercial Rehabilitation** project as NOT being consistent with City of Dickinson Renaissance Zone Development Plan, as Not being compliant with the City of Dickinson Comprehensive Plan and as being contrary to interest of the public health, safety and welfare."*