Marilyn Koch Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: June 4, 2025
Re: REZ-004-2025 Marilyn Cook Zoning Map Amendment

OWNER/APPLICANT
Marilyn Koch/Koch Property Investments
4808 Southbay Drive SE
Mandan ND 58554
marilynk@bis.midco.net
(701) 400-5624

Public Hearing	June 11, 2025	Planning and Zoning Commission
Public Hearing	June 17, 2025	City Commission
Final Consideration	July 1, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from Low Density Residential (R-1) to Medium Density Residential (R-2) for Lot 1 of Block 14 of the Koch's Meadow Hills Fourth Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to ensure lot development conforms with the R-2 zoning in the surrounding area.

Staff recommendation: Approval.

LOCATION

CURRENT ZONING	**R1**
FUTURE LAND USE MAP DESIGNATION	**RESIDENTIAL**
GROSS SITE ACREAGE	**+/- 0.573 acres**
LOTS PROPOSED	**One**

DRAFT

ADJACENT ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
North	R-2	Undeveloped
East	R-2	Undeveloped
South	RR	Single-family residential
West	R-2	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated RESIDENTIAL. This zoning map amendment request is consistent with this FLUM designation.

Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the City is proposing to rezone the site to R-2. This rezone is intended to prevent this lot from being an isolated R-1 zoning district surrounded by R-2. The applicant has signed in support of the application.

The lots directly to the North, East, and West of the site are currently zoned R-2. This is consistent with the requested rezone from R-1 to R-2.

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 REZ-004-2025.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-004-2025: The Marilyn Koch Rezoning Request** *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 **REZ-004-2025: The Marilyn Koch Rezoning Request** *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."*