



16th Street Business Plaza Addition Final Minor Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: June 4, 2025
Re: **FLP-001-2025 16th Street Business Plaza Addition Final Minor Plat**

OWNER/APPLICANT

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APPLICANT'S REPRESENTATIVE

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Public Hearing	June 11, 2025	Planning and Zoning Commission
Final Action	June 17, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Minor Subdivision Plat for the 16th Street Business Plaza Addition Subdivision, located within the SW1/4 of the NW1/4 of Section 34, Township 140 North, Range 96 West, 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The proposed minor subdivision is a replat of Lot 1, Block 1 of the Dover Addition, and a replat of part of Lot A of the Western Second Addition. An unplatted portion of Section 34, Township 140 North, Range 96 West is also included as part of the proposed minor subdivision plat. According to the applicant, the purpose of the proposed subdivision is to divide the land into two separate lots with the intent of selling each lot. The site is zoned Community Commercial (CC), and the proposed subdivision is +/- 1.213 acres.

Staff Recommendation: Staff recommends approval of this plat.

LOCATION

The property is located within the SW1/4 of the NW1/4 of Section 34, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. This subdivision contains the existing businesses at 269 16th Street West and 1570 3rd Avenue West.

CURRENT ZONING	CC
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	+/- 1.213
LOTS PROPOSED	2

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	P	DOT Office
East	CC	Undeveloped
South	CC	Offices
West	CC	Commercial

STAFF ANALYSIS

CURRENT ORDINANCE REVIEW

According to Section 52-1 of the Municipal Code, a minor subdivision is a subdivision that does meets the following requirements:

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

The proposed subdivision meets the above requirements and would be considered a minor plat.

According to Table 62-162-3b: Summary of Site Development Regulations, in the Zoning Ordinance, the minimum CC lot size is 12,000 square feet. Both of the proposed lots exceed the

minimum lot size requirement of their respective zoning district. No existing structures violate any use or setback requirements laid out in the Zoning Ordinance.

Both currently existing buildings have parking requirements outlined in Table 62-589-1 of the Zoning Ordinance. The orientation of the proposed lots ensures the nearby parking lot is split in a way that provides adequate parking to both facilities.

A 10-foot utility easement and 10-foot ingress/egress access easement have been included in lot 1 to aid in access between the two lots and the surrounding road network.

PUBLIC COMMENT AND STAFF RECOMMENDATION

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

Staff Recommendation: Community Development staff recommends **approval** of this minor plat.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-001-2025: 16th Street Business Plaza Addition Final Minor Plat** 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 **FLP-001-2025: 16th Street Business Plaza Addition Final Minor Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*