



Five Star Storage SUP Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: June 4, 2025
Re: **SUP-003-2025 Five Star Storage Special Use Permit**

OWNER/APPLICANT

Jacob Barney / Five Star Storage
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 jake@fivestarstorage.biz
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APPLICANT'S REPRESENTATIVE

Abe Ulmer
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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 Special Use Permit (SUP) application for a convenience storage facility for 609 units. The convenience storage facility would be located on a 6.04-acre parcel at 430 29th Street W in the City of Dickinson. The property is zoned Community Commercial (CC).

Staff Recommendation: Approval subject to conditions and contingent on approval of FLP-003-2025.

LOCATION

The property is located within the SE1/4 of the NE1/4 of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. Currently, the property is legally described as Lot 1 in Block 1 of the Badlands Storage Subdivision.

CURRENT ZONING	CC
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	+/- 6.04
LOTS PROPOSED	1

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Undeveloped
East	LC & GI	Daycare, Auto Work
South	CC	Offices
West	R-2	Church

STAFF ANALYSIS

BACKGROUND

An existing 297-unit convenience storage facility is located on Lot 1, Block 1 of the Badlands Storage Subdivision. The City approved the SUP for that facility. The applicant's plan is to increase the number of units to 609. The additional 312 units would be located on Lot 1, Block 1 of Tweeten's 3rd Addition. A new SUP is required for the following reasons;

- The applicant is increasing the total number of units
- The applicant is increasing the number of parking spaces;
- The expansion would occur on a lot that is not part of the existing SUP; and
- The site plan for the existing operating requires modification.

There is an associated Final Minor Plat application for Badlands Storage 2nd Addition Subdivision was submitted with this application (FLP-003-2025). Approval of this SUP is contingent upon approval of the proposed Badlands Storage 2nd Addition Subdivision.

CURRENT ORDINANCE REVIEW

The proposed development is located within a CC-zoned district. Since the property is not zoned Agriculture (AG), General Commercial (GC), or Limited Industrial (LI), the development

regulations for convenience storage uses, as outlined in Municipal Code Section 39.06.005(f) shall not apply.

The property is within 400 feet of the 3rd Avenue W right-of-way and is subject to the requirements of the Corridor Overlay District. The applicant has submitted a rendering for the building elevation for all buildings facing the corridor, as well as a landscaping plan. The buildings along 3rd Avenue West shall be constructed prior to any interior buildings in order to screen them during construction.

COMPATIBILITY WITH LOCAL USES

The lots to the south and east have all developed either commercially or industrially, which is compatible with the proposed convenience storage use.

The lot to the West of the proposed property is zoned Medium-Density Residential (R-2). For all expansion and new construction, a landscape buffer of 20 feet is required, and opaque screening of the rear elevation of the development is required. The site plan submitted by the applicant includes both of these requirements. The existing buildings do not have to be adjusted unless significant reconstruction of said buildings takes place.

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 special use permit subject to the conditions listed below and contingent on approval of FLP-003-2025.

- **The maximum number of storage units shall be limited to 609.**
- **Operation of the convenience storage facility shall be as described in this staff report as well as in the site plan and other material found in Attachment A.**
- **Prior to the issuance of any building permits, the developer shall obtain approval from the City Planning Department for site and building designs in accordance with the City's Corridor Overlay District.**
- **Prior to the issuance of any building permits, the Badlands Storage 2nd Addition Subdivision plat must be recorded with the County Recorder's office.**
- **In the event of a change in ownership or controlling interest in this convenience storage facility and the transfer of this special use permit, any successors and assigns of the original permittee shall comply with the requirements and conditions of this SUP. Within 30 days of such change in ownership or controlling interest of any entity owning the convenience storage facility, the parties to the transaction shall notify**

the City by letter. The letter shall be signed by the authorized representatives or agents of both the original permittee and the entity to which the permit is being transferred.

- **Development and operation of the convenience storage facility shall comply with all applicable City, County, State and Federal regulations.**

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-001-2025: Five Star Storage SUP** 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 **SUP-001-2025: Five Star Storage SUP** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*