



**PIZZA HUT RENAISSANCE
ZONE staff report**

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Services Department
Date: December 31, 2025
Re: **REN-001-2025 Jessica Landis Purchase with Rehabilitation Renaissance Zone Project**

APPLICANT

Jessica Landis
 257 1st Street East
 Dickinson ND 58601
 Phone: 701-260-77598
jesslandis.21@gmail.com

| | | |
|----------------------------|------------------|--------------------------------|
| Public Hearing | January 8, 2025 | Planning and Zoning Commission |
| Final Consideration | January 14, 2025 | City Commission |

EXECUTIVE SUMMARY

Location

The subject property is located at 257 1st Street East in the City of Dickinson, and it is legally described as Lots 10, 11, and 12, Block 9, Original Plat.

Request

The applicant is requesting a five-year real estate tax exemption and a five-year income tax exemption for a purchase with new construction project on Block 3 of the City of Dickinson’s Renaissance Zone. The applicant describes her project as follows:

- purchase a property with a 5,200 square foot building;
- convert 2,600 square feet of the existing building into office space;
- update the existing electrical HVAC systems; and
- relocate her existing business to that location.

The applicant has submitted a completed application and is compliant with application requirements.

The applicant estimates the project investment amount is \$710,000. The anticipated cost of improvements is approximately \$170,000

The City of Dickinson City Assessor indicates the current true and full value of the property is \$366,900.

The applicant estimates the total property tax benefit for five years would be \$27,400.

Community Development Staff recommends APPROVAL.

LOCATION

The subject property has an address of 257 1st Street East and it is legally described as Lots 10, 11, and 12, Block 9, Original Plat. The subject lot is zoned General Commercial (GC). The proposed office 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 | 0.24 |
| LOTS PROPOSED | n/a |

| NEARBY ZONING & LAND USE | | |
|-------------------------------------|---------------------------|-----------------|
| Direction | Zoning | Land Use |
| North | General Commercial | Retail use |
| East | General Commercial | Retail use |
| South | General Commercial | Retail use |
| West | General Commercial | Retail use |

STAFF ANALYSIS

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

According to the City of Dickinson's Renaissance Zone Development Plan, as amended effective January 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 third Renaissance Zone project submitted to the City in 2024.

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

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

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

- To be eligible for a purchase exemption as defined by State law, a property purchased within the Zone must need rehabilitation as identified by the City and the new owner must commit to improving 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 \$170,000 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 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-001-2025 The Jessica Landis Purchase with 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-001-2025 The Jessica Landis Purchase with 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."*