



State 9th Addition major plat staff report

To: City of Dickinson City Commission
From: City of Dickinson Community Development Services
Date: February 28, 2024
Re: FLP-001-2024 State 9th Addition Major Plat

OWNER/APPLICANT

Venture Commercial, LLC
 P.O. Box 1316
 Dickinson, ND, 58601
 Venturehomesnd.aaron@gmail.com
 701 290 1298

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Schrank@highlandseng.com
 701 483 2444

Public Hearing	January 17, 2024	Planning and Zoning Commission
Public Reading	February 21, 2024	Planning and Zoning Commission
Final Consideration	March 5, 2024	City Commission

EXECUTIVE SUMMARY

The associated preliminary plat, PLP-001-2024, was unanimously approved by Planning & Zoning on 1/17/24. No changes were proposed. The applicant and the Park District Board have agreed to cash in lieu of dedication. This reading is for final approval of this major plat petition.

Current Plat Legal Description

To consider a Preliminary Plat for State 9th Addition being the replat of Lots 4, 5, and 6, Block 1 of State 8th Addition, in Section 5, T139N, R96W, City of Dickinson, Stark County, North Dakota.

Request

The applicant seeks to re-plat the three existing commercial lots into eight lots. Three of the proposed lots would front onto Fairway Street and would accommodate commercial development. The remaining five lots would access 8th Street West. The proposed lots located on the north side of 8th Street West would be rezoned from Community Commercial (CC) to High Density Residential (R-3) with lots intended to accommodate 5-10 residential units with front yard lines along 8th Street W. The preliminary plat map is included in the attachments and is

exhibited by Appendix A. Additionally, a four-foot wide existing public utility easement is to be vacated upon City Commission approval, as a separate petition, and is exhibited on the face of this plat.

LOCATION

The property proposed for this rezone is legally described as Lots 4, 5, and 6, Block 1, State 8th Addition in Section 5, Township One Hundred Thirty-Nine North (T139N), Range Ninety-Six West (R96W), City of Dickinson, Stark County, North Dakota. Said parcel contains approximately 3.09 acres.



CURRENT ZONING	CC
FUTURE LAND USE MAP DESIGNATION	Commercial
GROSS SITE ACREAGE	3.09 acres
LOTS PROPOSED	8

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	PUD	Hospital, medical services
East	CC	Undeveloped commercial
South	R-2	Developed residential neighborhood

Compliance with Zoning and Subdivision Regulations:

Approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

Staff Recommendation: City of Dickinson Community Development Services staff recommends approval of this request with the following condition:

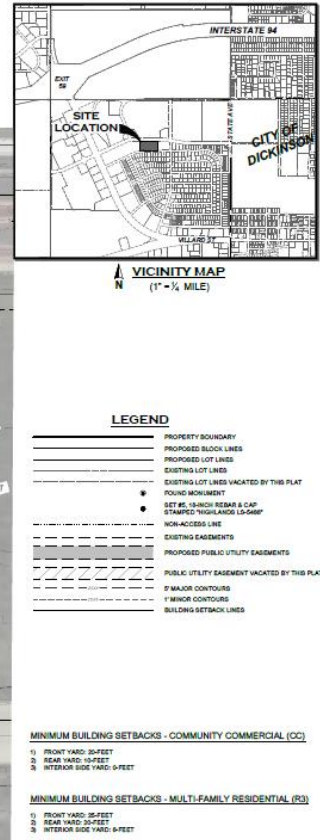
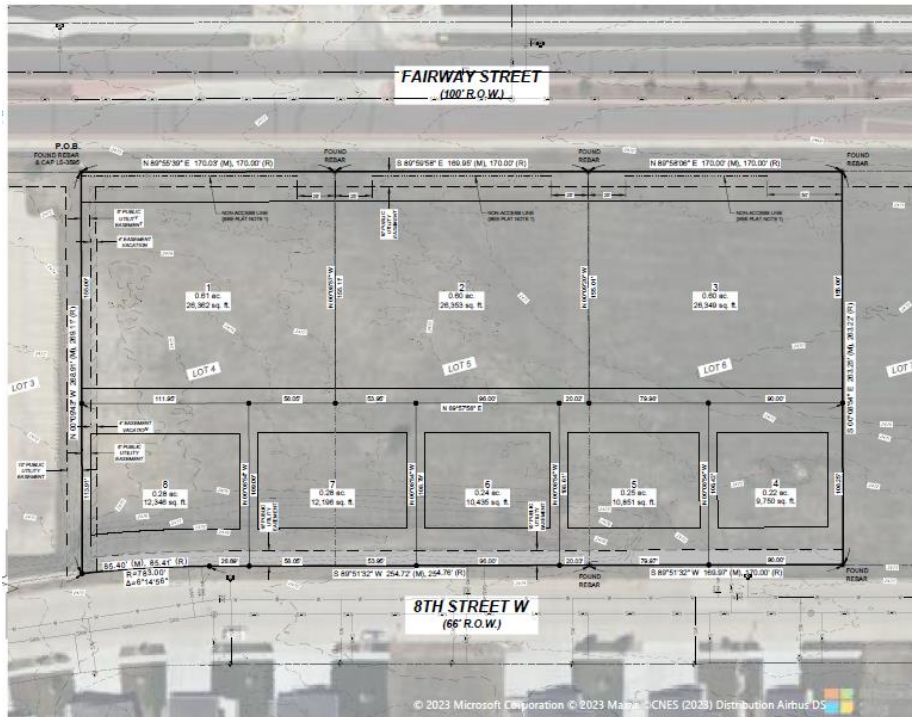
1. The proposed major plat will not be recorded prior to approval of the associated petition to vacate a 4-foot utility easement.

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

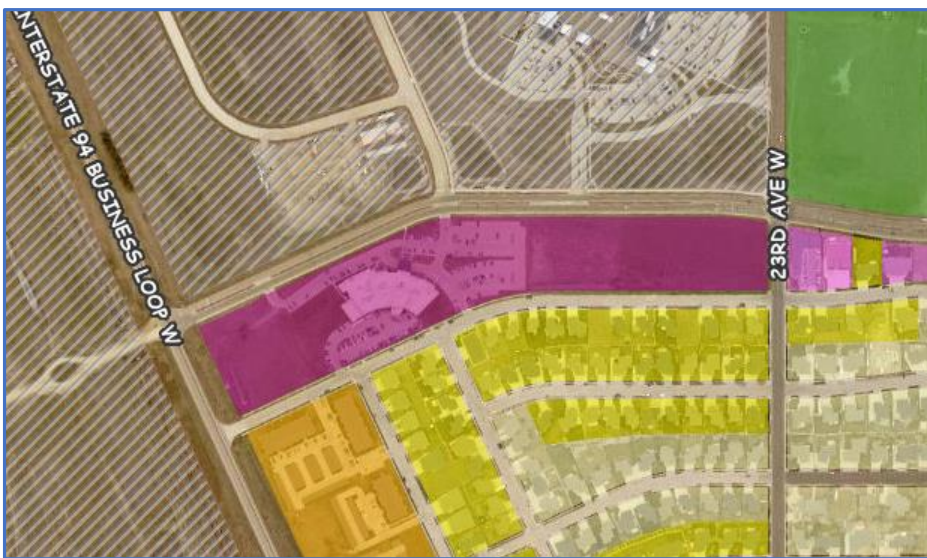
APPENDICES

Appendix A – Preliminary Plat (Cropped)

STATE 9TH ADDITION
BEING THE REPLAT OF LOTS 4, 5, AND 6, BLOCK 1 OF STATE EIGHTH ADDITION
SECTION 5, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



Appendix B – Zoning Map



MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-001-2024 State 9th Addition** 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-001-2024 State 9th Addition** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*