



Dickinson Parks And Recreation Zoning Map Amendment Staff Report

To: City of Dickinson Board of Commissioners
From: City of Dickinson Community Development Services
Date: April 2, 2025
Re: REZ-001-2025 Dickinson Parks and Recreation Zoning Map Amendment

OWNER/APPLICANT

Craig Pearson/Dickinson Parks & Recreation
2004 Fairway Street
Dickinson, ND, 58601
dprd@dickinsonparks.org
(701) 456-2071

Public Hearing	April 9, 2025	Planning and Zoning Commission
Public Hearing	April 15, 2025	City Commission
Final Consideration	May 6, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from unzoned and Community Commercial (CC) to Public (P) for Part of Block 4 of the Nuhaven Second Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the Park District to utilize the space for plantings to establish a community orchard.

Staff recommendation: Staff recommends approval of this rezone.

LOCATION

CURRENT ZONING	Unzoned & CC
FUTURE LAND USE MAP DESIGNATION	PARKS/RECREATION
GROSS SITE ACREAGE	+/- 3.40 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-3	Interstate ROW; Undeveloped
East	CC	Commercial
South	R-1	Single-family residential
West	R-1	Single-family residential

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 PARKS/RECREATION. This zoning map amendment request is consistent with this FLUM designation.

Compliance with The Zoning Ordinance

The eastern 15 feet of parcel is currently zoned as Community Commercial (CC), while the remainder is unzoned. According to Section 62-160 of the Zoning Ordinance, “A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district.” The proposed rezone adds a zoning district to unzoned land, and eliminates the partial CC zoning, bringing the lot into compliance with the Municipal Code.

According to the applicant, the proposed community orchard plan will be properly screened from the adjacent single-family residential to the West.

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 REZ-001-2025.

MOTIONS:*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-001-2025: The Dickinson Parks and Recreation 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-001-2025: The Dickinson Parks and Recreation 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."*