



Marilyn Koch Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: May 7, 2025
 Re: REZ-002-2025 Marilyn Cook Zoning Map Amendment

OWNER/APPLICANT

Marilyn Koch/Koch Property Investments
 4808 Southbay Drive SE
 Mandan ND 58554
 marilynk@bis.midco.net
 (701) 400-5624

Public Hearing	May 14, 2025	Planning and Zoning Commission
Public Hearing	May 20, 2025	City Commission
Final Consideration	June 3, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from Low Density Residential (R1) to Medium Density Residential (R2) for Lots 2, 3, and 4 of Block 14 of the Koch's Meadow Hills Fourth Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the applicant to develop the properties with single-family attached residences. The applicant has submitted an associated irregular plat that will be considered if the proposed zoning map amendment is approved.

Staff recommendation: Staff recommends approval of this rezone.

LOCATION

CURRENT ZONING	R1
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 1.53 acres
LOTS PROPOSED	Four

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2	Undeveloped
East	Unzoned; R-1	Undeveloped
South	RR	Single-family residential
West	R-1; R-2	Undeveloped

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 RESIDENTIAL. This zoning map amendment request is consistent with this FLUM designation.

Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the applicant is proposing to rezone the site to R-2. According to the applicant, the purpose of this rezone is to construct four single-family attached residences. This use type is not permitted in R-1 zoning, but it is permitted in R-2 zoning, as shown in Table 62-162-2: Permitted Uses by Zoning Districts in the Municipal Code.

The lots directly north of the site are currently zoned R-2. This is consistent with the requested rezone from R-1 to R-2. The lot adjacent to the West of the site, containing 3052 State Avenue N, is currently R-1 and would be left as an isolated R-1 area. City staff is working with the applicant to submit a rezone request from R-1 to R-2 for this lot for the June P&Z meeting.

PUBLIC INPUT AND STAFF RECOMMENDATION

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

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of REZ-002-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-002-2025: The Marilyn Koch 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-002-2025: The Marilyn Koch 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."*