



# West Ridge 4<sup>th</sup> Addition Major Plat staff report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** September 4, 2024  
**Re:** **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat**

**OWNER/APPLICANT**

Aaron Grinsteinner/Venture Homes  
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 (701) 290-1298

**APPLICANT’S REPRESENTATIVE**

Andrew Schrank/Highlands Engineering  
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<b>Public Hearing</b>	September 11, 2024	Planning and Zoning Commission
<b>Public Hearing</b>	October 9, 2024	Planning and Zoning Commission

**EXECUTIVE SUMMARY**

The applicant is requesting the approval of the West Ridge 4<sup>th</sup> Addition Subdivision being the Replat of Lots 13-15, Block 6 of the Replat of West Ridge 1st Addition, Block 1, Lots 1 & 17-21, located in the SW1/4 of Section 31, Township 140 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, City of Dickinson, Stark County, North Dakota. According to the applicant, the purpose of the proposed subdivision is to construct nine units, with seven townhomes on individual lots and two units on one duplex lot. The seven townhome units on individual lots will be sold to the occupants, and the duplex units will be rented out by the developer. The site is currently zoned Medium-Density Residential (R-2), and the proposed subdivision is +/- 1.51 acres.

Staff Recommendation: Staff recommends approval of the preliminary plat of the West Ridge 4<sup>th</sup> Addition Major Plat.

**LOCATION**

The property is located in the SW ¼ of SW ¼ of Section 31, Township 140 North, Range 96 West in the City of Dickinson. There are single-family attached developments adjacent to the property to the west. The other adjacent lots are currently undeveloped. The applicant also owns the property zoned R-3 across 12<sup>th</sup> Street West from this project and plans for those to be developed in the future.

<b>CURRENT ZONING</b>	<b>R-2</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 1.51</b>
<b>LOTS PROPOSED</b>	<b>8</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	P	Undeveloped
East	P	Undeveloped
South	R-2 & R-3	Undeveloped residential
West	R-2	Single-family attached residences

**STAFF ANALYSIS**

A major subdivision plat is defined in Municipal Code Section 34.030 as any subdivision that does NOT meet the following criteria:

- a. *Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;*
- b. *Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;*
- c. *Does not violate any local, state or federally-adopted law, ordinance, regulation, plan or policy;*
- d. *Consists of four lots or less (Ord No. 1545 § 1)*

This proposed subdivision consists of eight total lots, greater than the four lots permitted by a minor subdivision. Therefore, this project would be defined as a major subdivision.

The proposed development matches the definition of a townhouse as defined in Section 39.03.004c as “The use of a site for three or more attached dwelling units, each occupied by one

family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse Community development unit must have at least two exposed exterior walls.”

A townhouse development requires 7,000 square foot lots for the first unit, with 3,000 additional square feet per additional unit. Three-unit townhouses, as proposed by the applicant, would require a total of 13,000 square feet per building, with each unit on a lot greater than or equal to 3,000 square feet. The proposed development meets these requirements.

### **PUBLIC COMMENT AND STAFF RECOMMENDATION**

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

**Staff Recommendation:** The Community Development staff recommends **approval** of this development project.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat** 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 **PLP-006-2024 West Ridge 4<sup>th</sup> Addition Preliminary Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*