



# Jolliffe Acres Subdivision Preliminary Major Plat Staff Report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** May 7, 2025  
**Re:** **PLP-002-2025 Jolliffe Acres Subdivision Preliminary Major Subdivision**

## APPLICANT

Erik Jolliffe  
 2705 Heritage Court  
 Minot, ND, 58703  
 erik.jolliffe@foremostwell.com  
 (701) 578-4674

## APPLICANT'S REPRESENTATIVE

Nick Jensen  
 Western Edge Surveying, PLLC  
 1175 Lincoln Street  
 Dickinson ND 58601  
 nick.jensen@westernedgesurveying.com  
 (701) 505-8209

<b>Public Hearing</b>	May 7, 2025	Planning and Zoning Commission
<b>Public Hearing</b>	July 9, 2025	Planning and Zoning Commission
<b>Final Consideration</b>	July 15, 2025	City Commission

## EXECUTIVE SUMMARY

The applicant is requesting a preliminary plat for the Jolliffe Acres Subdivision Plat. The proposed subdivision is a replat of Blocks 1 & 2 and Lots 1 through 4 of Block 3 & 4 of the Greenvale 3<sup>rd</sup> Addition subdivision is located in E1/2 of Section 9, Township 140 North, Range 96 West. This 26.467-acre property is located within the City of Dickinson's Extra Territorial Zone. According to the applicant, the purpose of this subdivision is to combine the smaller residential lots in order to construct a residence while utilizing space for a hobby farm.

Staff Recommendation: Staff recommends approval of this plat.

A companion Future Land Use Map (FLUM) amendment request is also scheduled for public hearing at the May 7, 2025 Planning and Zoning Commission meeting (FLUM-001-2025).

A companion zoning map amendment request is also scheduled for public hearing at the May 7, 2025 Planning and Zoning meeting (REZ-003-2025).

## LOCATION

The property is located within the E1/2 of Section 9, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson's Extra-territorial Zone.

<b>CURRENT ZONING</b>	<b>RR</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/-26.467</b>
<b>LOTS PROPOSED</b>	<b>4</b>

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG; RR	Undeveloped; Single-Family Residential
East	RR	Single-Family Residential
South	LI	Industrial Uses
West	AG	Undeveloped

## STAFF ANALYSIS

### BACKGROUND

The property is located outside of the City's Urban Service Area as depicted in Chapter 6-Infrastructure of the City's Comprehensive Plan. Potable water would be provided either by a potable well or by connection with the Southwest Water Authority. Any new residences would utilize a septic system.

### CURRENT ORDINANCE REVIEW

The proposed subdivision involves the vacation of rights-of-way, and as such is considered a major plat according to Section 52-1 of the City Municipal Code. Access to 32<sup>nd</sup> Street SW would be provided by a proposed private ingress/egress easement that would connect to 11<sup>th</sup> Avenue SW, preventing any proposed lots from being landlocked.

The minimum lot size for RR-zoning is one acre, and the minimum lot size for AG-zoning is five acres, as outlined in Table 62-162-3a: Summary of Site Development Regulations of the Municipal Code. All lots located in this plat meet both of these minimum lot size requirements.

The site was first platted in 1981, and has not seen any residential development within its boundaries since. Street infrastructure has not been extended into the site, and a significant portion of the subdivision is located within Zone A of the floodplain.

The applicant has requested that this proposal be considered separate from the corresponding FLUM Amendment and rezone request. This major subdivision meets the design criteria for both an AG-zoned subdivision and a RR-zoned subdivision. City Staff shall recommend denial of the associated FLUM Amendment and rezone request, but recommends approval of this subdivision moving forward regardless of the status of the associated projects.

The proposed 12-foot utility easement vacation proposed with this plat will be required to follow the easement vacation process as defined in the City of Dickinson Municipal Code Section 52.12.

The proposed 66-foot wide ingress/egress easement proposed with this plat is required to be routed outside of the Federal Emergency Management Agency Special Flood Hazard Area Zone A limits.

## **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 PLP-002-2025.

**MOTIONS:**

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

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-002-2025: Jolliffe Acres Subdivision Preliminary Major 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-002-2025: Jolliffe Acres Subdivision Preliminary Major 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."*