



Corridor Overlay District Zoning Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: May 7, 2025
Re: ZTA-001-2025 Section 62 – Corridor Overlay District

OWNER/APPLICANT

Name: City of Dickinson Community Developn
Address: 38 1st Street West
City: Dickinson ND 58601

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 text amendment to Division 5-Corridor Overlay District, as found in Chapter 62-Zoning of the Dickinson Municipal Code, to include Fairway Street in Section 62-318-Boundaries of the Corridor Overlay District. This addition will require future commercial and public site developments along Fairway Street to abide by the development standards and regulations of the Corridor Overlay District.

Staff recommendation: Staff recommends approval of this text amendment.

STAFF ANALYSIS

BACKGROUND

According to Section 62-317 of the Municipal Code, the purpose of the Corridor Overlay District for transportation corridors identified herein is to promote and protect the public health, safety and welfare by providing for consistent and coordinated treatment of properties bordering and within the identified transportation corridors in the City, and in the City's

extraterritorial zone (ETZ). The identified corridors are important transportation corridors, and will continue as such with future growth of the City. These transportation corridors are expected to carry significant volumes of traffic, making development along these transportation corridors highly visible to the traveling public. Therefore, it is the purpose of this district to ensure high aesthetic quality of development along these important transportation corridors through:

- 1) The establishment of enhanced standards for buildings, landscaping, and other improvements constructed on the properties bordering and within the identified transportation corridors; and
- 2) The establishment of development requirements which will encourage high quality of design of development of those properties and promote the quality, scale, and character of development consistent with existing and planned uses bordering and within the identified transportation corridors.

The Corridor Overlay District was initially included in the Municipal Code in 1993, and it was expanded in 2012. This district applies to nearly all urban minor arterial roads in the City of Dickinson and most urban collector streets. It also applies to portions of those corridors within the City's Extra Territorial Zone.

According Section 62-318, "all structures and/or lots that are within 400 feet of either side of the right-of-way (existing or future if additional right-of-way is required, whichever is greater) of the identified corridors are subject to the provisions of the Corridor Overlay District."

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

Fairway Street is currently designated a minor arterial road and has Community Commercial (CC) zoning districts located along the southwest side. The purpose of the Corridor Overlay District is to promote architectural design standards that demonstrate a sense of permanence for commercial and high-density residential developments along major transportation corridors. Fairway Street qualifies as a major corridor and should follow the same regulations as other corridors in the City.

There are multiple single-family residences along Fairway Street. Single-family residences are exempt from the building standards of the Corridor Overlay District, so they will not be impacted by this change.

PUBLIC INPUT AND STAFF RECOMMENDATION

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 ZTA-001-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-001-2025: The Corridor Overlay District Zoning Text Amendment** 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 **ZTA-001-2025: The Corridor Overlay District Zoning Text Amendment** 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."*