



Country Oaks Estates 4th Addition Final Minor Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: July 1, 2026
 Re: FLP-005-2026 Country Oaks Estates 4th Addition Final Minor Subdivision

APPLICANT

Aaron Grinsteinner
 Venture Homes LLC
 4566 West Ridge Drive, Unit 2
 Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE

Jeremy Easum
 Civil Science
 531 West Villard Street
 Dickinson ND 58601

Public Hearing	July 8, 2026	Planning and Zoning Commission
Final Consideration	July 21, 2026	City Commission

The applicant is requesting approval of the Country Oaks Estates 4th Addition final minor subdivision, being a replat of Lots 1-3 of Block 10 of the Country Oaks Estates Addition, located in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to divide the three existing lots into four to construct four single-family detached residences. The site is zoned Medium-Density Residential (R-2). The site consists of +/- 0.73 acres.

Staff recommendation: Staff recommends **approval** of this final minor subdivision.

LOCATION

The property is generally located to the south of 24th Street West, and is currently legally described as Lots 1 through 3 of Block 10 of the Country Oaks Estates Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	R-2
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 0.73 acres
LOTS PROPOSED	4

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2	Group care facility; multi-family housing
East	R-3, CC	Multi-family housing; commercial
South	R-2, CC	Group care facility; multi-family housing; undeveloped
West	R-2, R-1	Multi-family housing; single-family housing

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A minor subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that meets all of the following conditions:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- 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;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Country Oaks Estates Fourth Addition Subdivision consists of four lots. Therefore, the proposed subdivision meets the above requirements and is classified as a minor subdivision.

The proposed subdivision replats Lots 1-3 of Block 10 of the Country Oaks Estates Fourth Addition Subdivision into four lots. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for single-family detached residential developments in the R-2 zoning district is 7,000 square feet. The proposed lots meet the minimum lot size requirement for the R-2 zoning district.

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 FLP-005-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-005-2026: The Country Oaks Estates 4th Addition Final Minor Subdivision** 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 **FLP-005-2026: The Country Oaks Estates 4th Addition Final Minor Subdivision** 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."*