



Woodworth Zoning Map
Amendment Staff Report

To: City of Dickinson Board of Commissioners
From: City of Dickinson Community Development Services
Date: September 4, 2024
Re: REZ-002-2024 Zoning Map Amendment

OWNER/APPLICANT

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APPLICANT’S REPRESENTATIVE

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Public Hearing	September 11, 2024	Planning and Zoning Commission
Public Hearing	September 17, 2024	City Commission
Final Consideration	October 1, 2024	City Commission

The applicant is requesting the approval of a zoning map amendment from General Industrial (GI) to Agricultural (AG) for an unplatted parcel of land located in the southwest 1/4 of Section 11, Township 139N, Range 96W. The subject parcel is located within the City of Dickinson’s ETZ and is generally located between 10th Ave SE and the Heart River, approximately ¼-mile north of 8th Street SE.

Staff recommendation: Approval

CURRENT ZONING	GI
FUTURE LAND USE MAP DESIGNATION	AGRICULTURAL
GROSS SITE ACREAGE	+/- 27.83 acres
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI	Riparian area / General industrial use
East	GI/AG	Agriculture / Single-family residence
South	RR / AG	Riparian area / Single-family residential
West	LI	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

In April, 2024, the City Commission amended the subject parcel’s Comprehensive Plan’s Future Land Use Map (FLUM) designation from INDUSTRIAL to AGRICULTURAL. The request to rezone the subject parcel from GI to AG is consistent with Policy 1.3 and Policy 1.3.2 of Chapter 4-Land Use of the City of Dickinson Comprehensive Plan.

Compatibility with Local Uses and Compliance with The Zoning Ordinance

The adjacent properties to the south and east are zoned AG and Rural Residential (RR). Rezoning the subject parcel to AG would not introduce uses incompatible with the general development pattern into the immediate vicinity.

According to Section 390.04.050 of the Zoning Ordinance, the minimum lot size for AG-zoned property is five (5). The area of the subject parcel exceeds the AG minimum lot size. The proposed rezoning also meets the purpose of the AG zoning district as listed in Article 39.04 of the City’s Zoning Ordinance:

The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Dickinson extra-territorial jurisdiction.

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 REZ-002-2024.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-002-2024** as being consistent with the City of Dickinson Comprehensive Plan and as being compliant with the City of Dickinson Zoning Ordinance 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 **REZ-002-2024** as NOT being consistent with the City of Dickinson Comprehensive Plan and as not being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*