



West Ridge 4th Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: December 3, 2025
Re: FLP-014-2025 West Ridge 4th Addition Subdivision

APPLICANT

Larry Nygard
Western North Dakota Development
LLC
200 45th Street South
Fargo, ND, 58103

APPLICANT'S REPRESENTATIVE

Jeremy Easum
Civil Science
531 West Villard Street
Dickinson ND 58601

Public Hearing	December 10, 2025	Planning and Zoning Commission
Final Consideration	January 6, 2026	City Commission

The applicants are requesting the approval of a zoning map amendment from General Commercial (GC) to Medium-Density Residential (R-2) for Lot 1 of Block 6 of the West Ridge 2nd Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the applicant to combine the subject lot with the properties to the west and south into one large lot. The subject property is approximately 2.23 acres.

Staff recommendation: Staff recommends **approval** of this rezone request contingent on approval of FLP-014-2025.

The companion West Ridge 4th Addition Minor Subdivision is also scheduled for public hearing at the December 10, 2025 Planning and Zoning Commission meeting (FLP-014-2025).

LOCATION

The property is generally located along 50th Avenue West, and it is legally described as Lot 1, Block 6, of the West Ridge 2nd Addition Subdivision, located in the NE1/4 of the SE1/4 of Section 36, Township 140 North, Range 97 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	GC
FUTURE LAND USE MAP DESIGNATION	MIXED
GROSS SITE ACREAGE	+/- 2.23 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agricultural
East	R-2	Undeveloped
South	R-2	Undeveloped
West	R-2	Undeveloped

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated MIXED USE. The current MIXED designation allows for the Medium Density Residential (R-2) zoning district.

Compatibility

The proposed rezoning is comparable to and compatible with the R-2 zoning district of the adjacent property to the east, south, and west.

Compliance with The Zoning Ordinance

The applicant has submitted the associated West Ridge 4th Addition Minor Subdivision application, which would combine the subject lot with the lots to the south and west into one large lot. Currently, the subject property is zoned GC while the adjacent lots are zoned R-2.

Section 62-160(a) of the City of Dickinson Municipal Code states *"A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district."* In order to combine the subject lot with the adjacent lots, both must be located in the same zoning district.

The proposed subdivision combines the property into two lots. Lot 1 on the south would be 39.75 acres and zoned GC, while Lot 2 on the north would be 46.74 acres and zoned R-1. The minimum lot size for the GC zoning district is 10,000 square feet, and the minimum lot size for the R-2 zoning district is 7,000 square feet. The proposed lots would meet the development requirements for their respective zoning districts.

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 REZ-011-2025 contingent on the approval of FLP-014-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-011-2025: The West Ridge 2nd Rezone Request** 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 **REZ-011-2025: The West Ridge 2nd Rezone Request** 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."*