



Zowie Heights Addition Annexation Request Staff Report

To: City of Dickinson Planning and Zoning Commission
 From: City of Dickinson Community Development
 Date: September 2, 2026
 Re: ANX-001-2026 Zowie Heights Addition Annexation Request

APPLICANT

Jason Tormaschy
 2845 10th Avenue East
 Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE

Nick Jensen
 Western Edge Surveying, PLLC
 1175 Lincoln Street
 Dickinson ND 58601

Public Hearing	September 9, 2026	Planning and Zoning Commission
Final Consideration	October 6, 2026	City Commission

To consider an annexation request for a 30-acre property legally described as Lot 1, Block 1 of the Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The applicant seeks to amend the future land use map (FLUM) from the Agricultural to Commercial designation, and to rezone the subject lots from Agricultural (AG) to General Commercial (GC).

Staff recommendation: Staff recommends **approval** of this annexation request contingent on the approval of the associated REZ-005-2026, PLP-005-2026, FLM-001-2026, and the associated development agreement.

The companion Zowie Heights Addition preliminary major subdivision is scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (PLP-005-2026).

The companion Zowie Heights rezone request is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (REZ-005-2026).

The companion Zowie Heights future land use map amendment is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (FLM-001-2026).

LOCATION

The property is generally located to the east of 4th Avenue East and is legally described as Lot 1, Block 1 of the proposed Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ).

CURRENT ZONING	AG
FUTURE LAND USE MAP DESIGNATION	AGRICULTURAL/RURAL RESERVE
GROSS SITE ACREAGE	+/- 30.00 acres
LOTS PROPOSED	N/A

ZONING & LAND USE IN THE GENERAL VICINITY		
Direction	Zoning	Land Use
North	PUD, AG, RR	Residential planned unit development; undeveloped
East	AG, RR	Single-family residential; undeveloped
South	AG, MH, GC	Undeveloped; mobile home park
West	GC	Commercial

STAFF ANALYSIS

BACKGROUND

The subject property is located in the Rural Reserve category in the Dickinson future land use map (FLUM). According to page 77 of the 2050 Comprehensive Plan Update, properties located in the Rural Reserve category are reserved for future annexations. The proposed annexation meets the requirements outlined in the 2050 Comprehensive Plan Update.

CONSISTENCY, COMPATIBILITY, AND RECOMMENDATIONS

Consistency with Comprehensive Plan

Policy 1.4 of the Chapter 4 Land Use of the City of Dickinson Comprehensive Plan states that all annexation requests must address the following questions:

- 1) Any and all City infrastructure (water, sewer and roads) that will need to be extended to the annexation site.

- 2) Any and all new or enlarged City infrastructure facility that will be needed to extend City services to the annexation site.
- 3) A master plan for the annexation site, including the approximate area of each proposed general land use type, the density of planned residential uses and the intensity of planned non-residential uses.
- 4) The estimated water demand of the planned development of the annexation site.
- 5) The estimated peak hour traffic that will be generated from the planned development of the annexation site.
- 6) An evaluation of City Police and Fire Department's ability to safely provide service to the annexation site.
- 7) When applicable, the cost of providing urban services to existing rural development.
- 8) A cost estimate, prepared by a licensed engineer, of the cost of providing or extending urban services specified in above.

The proposed subdivision is expected to be further developed in the future. At this time, the property owner has not submitted a master plan for the property to the City. Community Development staff does not have major concerns with water, sanitary sewer, and stormwater capacity for the property.

Community Development staff is proposing a development agreement with the property owner that runs with the land, which shall require the property owner to submit a master plan prior to the approval of any development applications or building permits.

Compatibility with Local Uses

Lot 1, Block 1 of the proposed Zowie Heights Addition preliminary major subdivision is 30 acres. The property owner is requesting to rezone the property into the General Commercial (GC) zoning district. According to Table 62-162-3b: Summary of Site Development Regulations, the minimum lot size for the GC zoning district is 12,000 square feet. Factoring in an estimated ten (10) percent of the lot to be dedicated as public right-of-way, the property owner may be able to subdivide the lot into approximately 96 total lots.

STAFF RECOMMENDATIONS

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 ANX-001-2026 contingent on the approval of PLP-005-2026, FLM-001-2026, REZ-005-2026, and the associated development agreement.

MOTIONS:*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ANX-001-2026: The Zowie Heights Addition Annexation Request** as being consistent with the City of Dickinson Comprehensive Plan, 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 **ANX-001-2026: The Zowie Heights Addition Annexation Request** as NOT being consistent with the City of Dickinson Comprehensive Plan, NOT meeting all the requirements of the Dickinson Municipal Code, and as being contrary to interest of the public health, safety and welfare."*