



West Ridge 4th Addition Major Plat staff report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: November 6, 2024
Re: **FLP-018-2024 West Ridge 4th Addition Major Plat**

OWNER/APPLICANT

Aaron Grinsteinner/Venture Homes
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 (701) 290-1298

APPLICANT'S REPRESENTATIVE

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Public Hearing	November 13, 2024	Planning and Zoning Commission
Final Action	November 19, 2024	City Commission

EXECUTIVE SUMMARY

The applicant is requesting the approval of the West Ridge 4th Addition Subdivision being the Replat of Lots 13-15, Block 6 of the Replat of West Ridge 1st Addition, Block 1, Lots 1 & 17-21, located in the SW1/4 of Section 31, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. According to the applicant, the purpose of the proposed subdivision is to construct nine units, with seven townhomes on individual lots and two units on one duplex lot. The seven townhome units on individual lots will be sold to the occupants, and the duplex units will be rented out by the developer. The site is currently zoned Medium-Density Residential (R-2), and the proposed subdivision is +/- 1.51 acres.

Staff Recommendation: Staff recommends approval of the final major plat of the West Ridge 4th Addition Major Plat.

LOCATION

The property is located in the SW ¼ of Section 31, Township 140 North, Range 96 West in the City of Dickinson. There are single-family attached residences on the adjacent property to the west. The other adjacent lots, including the R-3 zoned property to the west on the other side of 12th Street West, is also currently undeveloped.

CURRENT ZONING	R-2
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 1.51
LOTS PROPOSED	8

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	P	Undeveloped
East	P	Undeveloped
South	R-2 & R-3	Undeveloped residential
West	R-2	Single-family attached residences

STAFF ANALYSIS

A major subdivision plat is defined in Municipal Code Section 34.030 as any subdivision that does NOT meet the following criteria:

- 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;*
- Consists of four lots or less (Ord No. 1545 § 1)*

This proposed subdivision consists of eight total lots, greater than the four lots permitted by a minor subdivision. Therefore, this project is defined as a major subdivision.

The proposed development matches the definition of a townhouse as defined in Section 39.03.004c as "The use of a site for three or more attached dwelling units, each occupied by one family and separated by vertical side walls extending from foundation through roof without openings. Each townhouse Community development unit must have at least two exposed exterior walls."

A townhouse development requires 7,000 square foot lots for the first unit, with 3,000 additional square feet per additional unit. Three-unit townhouses, as proposed by the applicant, would require a total of 13,000 square feet per building, with each unit on a lot greater than or equal to 3,000 square feet. The proposed development meets these requirements.

PUBLIC COMMENT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: The Community Development staff recommends **approval** of this development project.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-018-2024 West Ridge 4th Addition Major Plat** as 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 **FLP-018-2024 West Ridge 4th Addition Major Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*