



State 9th Addition major plat staff report

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development Services
Date: February 13, 2024
Re: **PLP-002-2024 South Cemetery Major Plat**

OWNER/APPLICANT

City of Dickinson
 38 1st Street W
 Dickinson, ND, 58601
 701 456 7744

APPLICANT’S REPRESENTATIVE

Aaron Praus
 City of Dickinson
 3411 Public Works Blvd,
 Dickinson, ND, 58601
 Aaron.praus@dickinsongov.com
 701 456 7840

Public Hearing	February 21, 2024	Planning and Zoning Commission
Public Reading	March 13, 2024	City Commission
Final Consideration	March 20, 2024	City Commission

EXECUTIVE SUMMARY

Current Plat Legal Description

To consider a Preliminary Plat for Dickinson South Cemetery Second Subdivision in the S1/2SW1/2NW1/4 of Section 16, T139N, R96W, Stark County, North Dakota.

Request

The City of Dickinson seeks to plat the second phase of the Dickinson South Cemetery which is located adjacent to the east of the Dickinson South Cemetery which was platted in 2000 and included 8 blocks, 7 lots per block, and 8 plots per lot. The Dickinson South Cemetery Second Subdivision will add 24 blocks, 5 lots per block, and 20 plots per lot. The plot sizes and layout for the drive isles matches what was platted for the Dickinson South Cemetery. The application is defined as a major plat subdivision because it consists of more than four lots as per Article 34-Subdivision of Land of the City of Dickinson municipal code; 34.030 Definitions. The drive isles for the Dickinson South Cemetery were constructed during the 2023 construction season, and the City of Dickinson recently began selling plots for the cemetery.

LOCATION

The property proposed for this rezone is legally described as a parcel of unplatted land located in the south half of the southwest quarter of the northwest quarter (S1/2SW1/2NW1/4) of Section 16, Township 139N, Range 96W, of the fifth Principal Meridian, Stark County, North Dakota.

The property is generally located 1,800 feet southwest of the City of Dickinson city limits, 4,000 feet west of Highway 22, and 2,000 feet south of 8th Street SW.

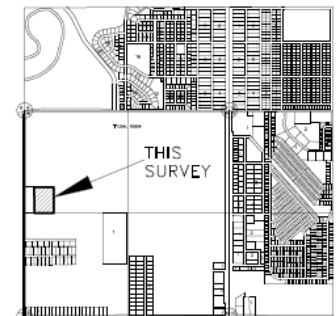
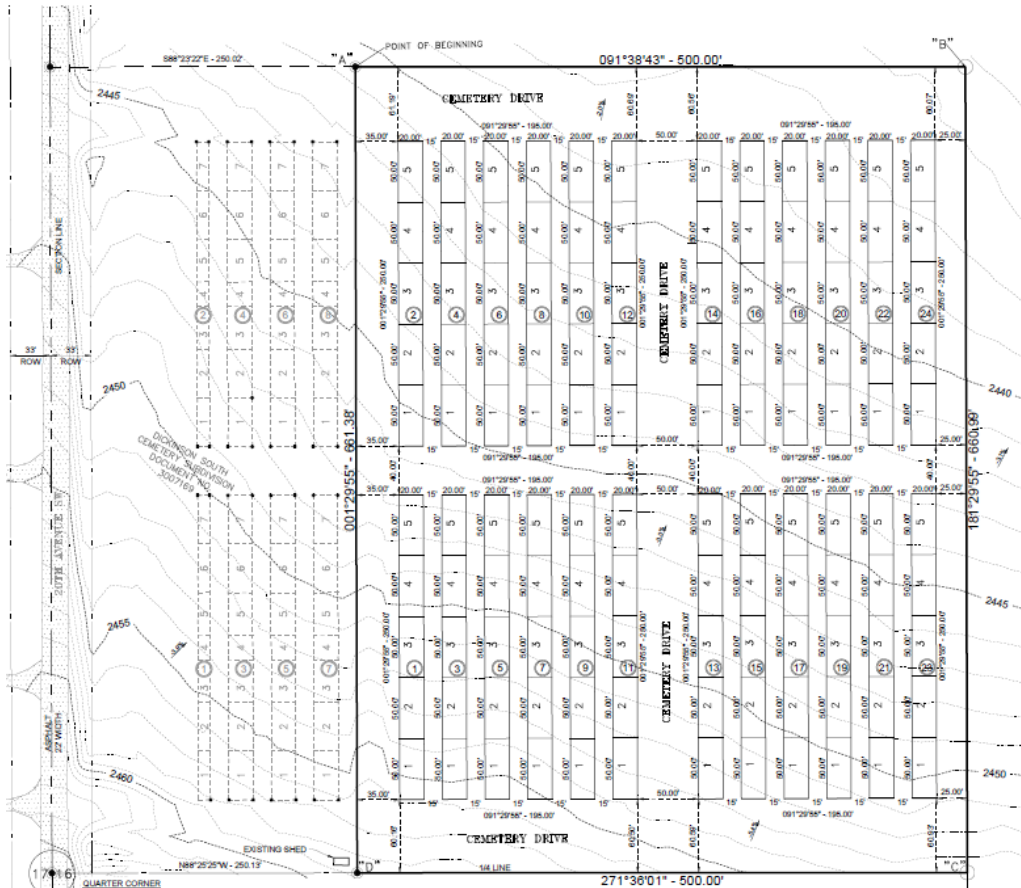


OWNER:

CITY OF DICKINSON
38 1ST STREET WEST
DICKINSON, ND 58601

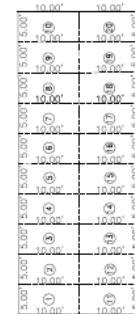
ENGINEER:

KLJ
677 27TH AVE EAST
DICKINSON, ND 58601



VICINITY MAP
NOT TO SCALE

POINT	NORTHING	EASTING
A	442276.01	1390713.90
B	442261.66	1391213.70
C	441600.90	1391196.41
D	441614.86	1390696.61



TYPICAL LOT AND GRAVESITE LAYOUT, BLOCKS 1-24
NOT TO SCALE



CURRENT ZONING	Agricultural AG
FUTURE LAND USE MAP DESIGNATION	Mixed Use
GROSS SITE ACREAGE	7.60 acres
LOTS PROPOSED	120

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agriculture
East	AG	Inert waste landfill
South	RR	Developed rural residential
West	AG	Cemetery surrounded by ag

Compliance with Zoning and Subdivision Regulations:

Approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

Staff Recommendation: City of Dickinson Community Development Services staff recommends approval of this request.

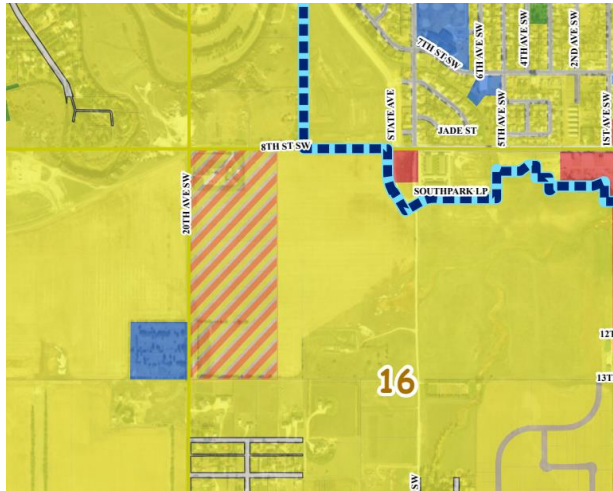
Public Input: As of the date of this report, City staff has not received any public comments.

APPENDICES

Appendix A – Future Land Use Map

Future Land Use

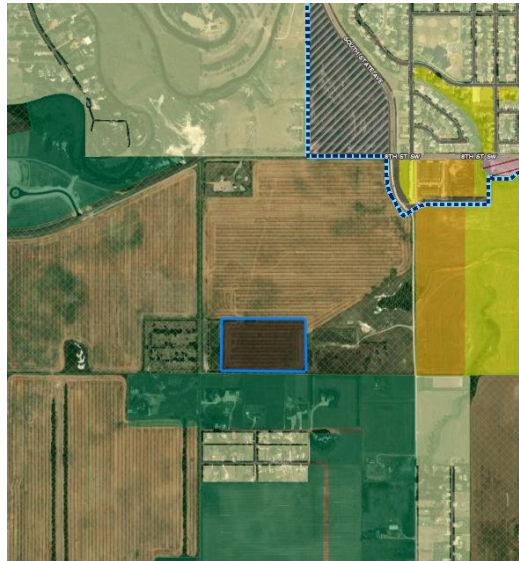
- Public/Civic
- Residential
- West Dickinson Residential
- Commercial
- Industrial
- West Dickinson Industrial
- Mixed Use
- Interchange
- Parks/Recreation
- Agricultural
- ROW



Appendix B – Zoning Map

Zoning Classification

- Planned Unit Development - PUD
- Community Commercial - CC
- Downtown Commercial - DC
- General Commercial - GC
- Limited Commercial - LC
- General Industrial - GI
- Limited Industrial - LI
- Low Density Residential - R1
- Medium Density Residential - R2
- High Density Residential - R3
- Rural Residential - RR
- Mobile Home - MH
- Public - P
- Agricultural - AG



MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-002-2024 Dickinson South Cemetery Second Subdivision** 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 **PLP-002-2024 Dickinson South Cemetery Second Subdivision** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*