



State 9th FLUM Amendment Staff Report

To: City of Dickinson Board of Commissioners
 From: City of Dickinson Community Development Services
 Date: March 4, 2024
 Re: FLM-002-2024 Future Land Use Map Amendment

OWNER/APPLICANT

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APPLICANT’S REPRESENTATIVE

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Public Hearing	March 13, 2024	Planning and Zoning Commission
Public Hearing	March 19, 2024	City Commission
Final Consideration	April 2, 2024	City Commission

To consider a future land use map amendment for an unplatted parcel of land located in the southwest quarter (SW1/4) of section eleven (11), township one hundred thirty-nine north (T139N), range ninety-six west (R96W) of the fifth principal Meridian (5th.P.M.), Stark County, North Dakota. Said 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.

A companion zoning map request is also scheduled for public hearing at the March 13, 2024 Planning and Zoning Commission meeting (REZ-002-2024).

Staff Recommendation: Approval

Public Comments: No comments. One individual contacted City staff to ask for clarification of the current zoning district, as the subject property is zoned Industrial but, by appearance, might be used for agricultural purposes. Clarification of the current zoning map and Future Land Use Map were provided to the inquiring resident.



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

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

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with Comprehensive Plan

Policy 1.3.4 of the Chapter 4 Land Use of the City of Dickinson Comprehensive Plan states the following:

The City shall review FLUM amendments applications and shall take into consideration and record as findings of fact in an ordinance that approves a requested Future Land Use Map Amendment the following factors:

- Impact to the FLUM.
- Consistency with comprehensive plan policies and all other city plans.
- Availability of city infrastructure to serve the property in which the FLUM amendment is requested.
- Location of the property in relation to planned thoroughfares and the availability and cost to the City to provide infrastructure.
- Compatibility of the requested future land use designation in relation to abutting or adjacent future land use designations.
- Extent to which the requested future land use designation establishes or reinforces an urban sprawl pattern of development as opposed to an orderly, compact form of development.
- Whether the first two phases of the Capital Improvement Program include programmed improvements in the area where the FLUM amendment is proposed.
- Short-term and long-term fiscal impacts to the City of approving the FLUM amendment.

Staff has reviewed the applicant's responses to Policy 1.3.4, and staff concurs with those responses. Therefore, staff finds the request to follow the City of Dickinson Comprehensive Plan. As the property is located within the City's ETZ and outside of the Urban Service Area, and due to the physical constraints which would limit the intensity and density of future development, the proposed FLUM amendment will not impact the City's costs to provide and maintain essential infrastructure.

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 FLM-002-2024.

MOTIONS:

*****Approval*****

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