



STAFF REPORT

To: Planning and Zoning Commission
From: City of Dickinson Development Team
Date: June 9, 2023
Re: **FLP-003-2023 Duchscher Minor Plat**

OWNER/APPLICANT

Stephen N. & Duane J. Duchscher
 886 14th Street E
 Dickinson, ND 58601

Public Hearings: Wednesday June 21, 2023 Planning and Zoning Commission

EXECUTIVE SUMMARY

To consider a Preliminary/Final Plat for the Duchscher Subdivision a Replat of Lot 3, Block 1 of Braun Third Subdivision located in the SE $\frac{1}{4}$ of Section 34, Township 140N, Range 96W located in the City of Dickinson. The site consists of +/- 2.127 acres. The lot is zoned Low Density Residential (R-1). An existing residential structure with a detached garage structure is currently located on the north side of the lot.

REQUEST

- A. Request:** The applicant is seeking to divide the existing property into two separate lots. The proposed subdivision would result in splitting the 2.127-acre lot into a 0.906-acre northern lot (proposed Lot 2) and a 1.221-acre southern lot (proposed Lot 1).
- B. Location/Legal Description/Area:** The subject parcel is situated on the southside of 14th Street East approximately 500 feet west of 10th Avenue East. It is legally described as Lot 3, Block 1 of the Braun 3rd subdivision.
- C. Project Description:** The property owner is seeking a re-plat of Lot 3, Block 1, Braun 3rd Subdivision to facilitate the construction of a single-family residential unit on the proposed Lot 2. The re-plat ensures that each proposed lot meets the minimum square footage requirements.

ZONING	R-1
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	2.128 acres
LOTS PROPOSED	2

CURRENT ADJACENT LAND USE/ZONING		
Direction	Zoning	Land Use
North	R-1	Residential
East	R-1	Cemetery
South	R-1	Undeveloped
West	R-1	Residential

Context:

Background

- A private driveway accessing 14th Street East leads to the existing residential structure and garage.
- The City of Dickinson provides water and sanitary sewer services to the lot via a utility easement situated along the western lot line.
- Consolidated Telecom offers services to the lot through an easement along the eastern lot line.
- An MDU gas line that runs from 14th Street East to the existing residential structure serves the lot.

Major Issues

- Currently no sidewalk is installed along the lot frontage of 14th Street East.
- Approval of the proposed Duchscher Minor Subdivision ensures the southern lot will have access to 14th Street East as well as to utilities.

STAFF REVIEW AND RECOMMENDATIONS

- **Compatibility with Local Uses:** The uses on the parcel will be compatible with the existing uses in the immediate vicinity.
- **Compliance with Zoning and Subdivision Regulations:** Each proposed lot satisfies zoning requirements regarding minimum square footage per Section 39.04.005 of the municipal code. The

proposed Preliminary/Final Plat continues to satisfy all lot boundary requirements, current zoning requirements, and Minor Subdivision Plat requirements.

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 the minor plat application

Attachments:

- A - Application Material

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Planning and Zoning Commission recommend Approval of **FLP-003-2023 Duchscher Minor Plat** subject to the conditions above, 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-003-2023 Duchscher Minor Plat** petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare.”*

ATTACHMENT A –

APPLICATION MATERIALS