



St. Joe's Plaza PUD Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: November 5, 2025
 Re: REZ-008-2025 St. Joe's Plaza PUD Zoning Map Amendment

APPLICANT

City of Dickinson
 38 1st Street West
 Dickinson, ND, 58601
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 (701) 456-7812

OWNER

Andres Leonardo Mejia Fuentes
 St. Joe's Plaza
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Public Hearing	November 12, 2025	Planning and Zoning Commission
Public Hearing	November 18, 2025	City Commission
Final Consideration	December 2, 2025	City Commission

Community Development staff are requesting the approval of an amendment to the existing St. Joe's Plaza Planned Unit Development (PUD) for all of Block 10, all of Block 11, and Lots 1 & 2 of Block 4 of the Hilliard and Manning Addition Subdivision, and all of Block 14 and all of Block 15 of the Hilliard 3rd Addition Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow the continued operation of restaurant and retail service uses, as well as to clarify maintenance responsibility of parking spaces along 7th Street West. The site is approximately 4.38 acres. Attachment A indicates the proposed changes to the existing PUD.

Staff recommendation: Staff recommends approval of this rezoning request.

LOCATION

The property is generally located at 30 7th Street West, and it is legally described as all of Block 10, all of Block 11, and Lots 1 & 2 of Block 4 of the Hilliard and Manning Addition Subdivision, and all of Block 14 and all of Block 15 of the Hilliard 3rd Addition Subdivision, located within the NW1/2 of Section 3, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	PUD
FUTURE LAND USE MAP DESIGNATION	PUBLIC/CIVIC
GROSS SITE ACREAGE	+/- 4.38 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-1	Single-family residential
East	R-1	Single-family residential
South	R-3	Medical offices; single-family residential
West	R-1	Parkland; single-family residential

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

According to the City’s Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated PUBLIC/CIVIC. In the proposed FLUM from the Direction 2050 Comprehensive Plan updates, the property is designated COMMERCIAL. The inclusion of commercial uses in the Planned Unit Development (PUD) zoning district currently in place are consistent with the proposed COMMERCIAL FLUM designation.

Compatibility and Compliance with The Zoning Ordinance

The site is currently located within the PUD zoning district, the restrictions of which are outlined in Ordinance 1592. Currently, the property is a tenant facility, and there are instances of Restaurant (General) and Limited Retail Service uses within the property, which are not permitted uses according to Ordinance 1592. Community Development staff has not received

any complaints from residents regarding these uses. This amendment to the PUD will permit these uses within the facility, so long as they meet the standards set by both the PUD zoning district and the associated development agreement.

Historically, there has been confusion over ownership of the parking spaces on the north side of 7th Street West adjacent to the subject property. The proposed amendment clarifies these parking spaces are open to the public, and shall be maintained by City staff.

Attachment A indicates the proposed changes to the existing PUD.

PUBLIC INPUT AND STAFF RECOMMENDATION

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 REZ-008-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-008-2025: The St. Joe's Plaza PUD Rezoning Request**, subject to the provisions in Attachment A, as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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 **REZ-008-2025: The St. Joe's Plaza PUD Rezoning Request** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*