



Diamond 1st 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-009-2025 Diamond 1st Rezone

APPLICANT

Michael Fisher
Badlands Properties LLC
PO Box 87
Dickinson, ND, 58601
mfisher@thefishergroup.us.com
(701) 690-8750

APPLICANT’S REPRESENTATIVE

Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601
schrank@highlandseng.com
(701) 483-2444

Public Hearing	November 12, 2025	Planning and Zoning Commission
Public Hearing	November 18, 2025	City Commission
Final Consideration	December 2, 2025	City Commission

The applicants are requesting the approval of a zoning map amendment from General Commercial (GC) to General Industrial (GI) for the West 292.78 feet of the South 95.62 feet of Lot 1A of Block 1 of the Energy Center 1st Subdivision, located within the City of Dickinson. The purpose of this rezoning is to subdivide the property and combine the south portion of Lot 1A to with the property directly to the south. The area being rezoned is approximately 0.64 acres.

Staff recommendation: Staff recommends **approval** of this rezoning request contingent on approval of FLP-011-2025.

The companion Diamond 1st Addition final minor subdivision plat is also scheduled for public hearing at the November 12, 2025 Planning and Zoning Commission meeting (FLP-011-2025).

LOCATION

The property is generally located along 27th Avenue East, and it is legally described as the West 292.78 feet of the south 95.62 feet of Lot 1A, Block 1, of the Energy Center First Subdivision, located within the SW1/4 of the NW1/4 of Section 1, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	GC
FUTURE LAND USE MAP DESIGNATION	INDUSTRIAL
GROSS SITE ACREAGE	+/- 0.64 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC	Commercial
East	GI &GC	Undeveloped; industrial
South	GI	Industrial
West	GC	Commercial; industrial

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 INDUSTRIAL. General Industrial (GI) is an acceptable zoning district within the INDUSTRIAL FLUM designation and brings this property into compliance with the future land use map.

Compatibility

The proposed rezoning is comparable to and compatible with the existing GI zoning district of the adjacent properties to the south along 27th Avenue East and 28th Avenue East, as well as the property directly to the east.

Compliance with The Zoning Ordinance

The site is currently zoned GC, and the applicant is proposing to rezone the site to GI. This proposal is consistent with the existing GI zoning found to the east and south of the site. The applicant has also applied to replat the property to combine the southern portion of Lot 1A with Lot 4 to the south.

The proposed subdivision replats the property into two lots. Lot 1 on the north would be 1.58 acres and zoned GC, while Lot 2 to the south would be 4.34 acres and zoned GI. The minimum lot size for the GC zoning district is 10,000 square feet, and the minimum lot size for the GI zoning district is 12,000 square feet. The proposed lots would meet the development requirements for their respective zoning districts.

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-009-2025 contingent on the approval of FLP-011-2025.

MOTIONS:*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-009-2025: The Diamond 1st Rezoning Request** 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-009-2025: The Diamond 1st 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."*