



Diamond 1st Addition Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: November 5, 2025
 Re: FLP-011-2025 Diamond 1st Addition Subdivision

APPLICANT

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APPLICANT'S REPRESENTATIVE

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

The applicants are requesting the approval of the Diamond 1st Addition final minor subdivision, being a replat of Lots 1A & 4 of Block 1 of the Energy Center 1st Subdivision, located in the W1/2 of Section 1 and the N1/2 of the NW1/4 of Section 12, Township 139 North, Range 96 West, within the City of Dickinson. According to the applicant, the purpose of this subdivision is to combine the southern portion of Lot 1A with the existing Lot 4. The proposed subdivision is approximately 5.93 acres.

Staff recommendation: Staff recommends **approval** of this final minor subdivision contingent on approval of REZ-009-2025.

The companion Diamond 1st rezoning request is also scheduled for public hearing at the November 12, 2025 Planning and Zoning Commission meeting (REZ-009-2025).

LOCATION

The property is generally located along 27th Avenue East, and it is legally described as Lot 1A and Lot 4, Block 1, of the Energy Center First Subdivision, located in the W1/2 of Section 1, and the N1/2 of the NW1/4 of Section 12, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	GI, GC
FUTURE LAND USE MAP DESIGNATION	INDUSTRIAL
GROSS SITE ACREAGE	+/- 5.93 acres
LOTS PROPOSED	2

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC	Commercial
East	GI & GC	Undeveloped; industrial
South	GI	Industrial
West	GI & 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. Approval of an industrial subdivision within the INDUSTRIAL FLUM designation complies with the City’s FLUM.

Compatibility and Compliance with The Zoning Ordinance

A minor subdivision plat is defined in Section 52-1 of the City Subdivision chapter as follows:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and

- Consists of four lots or less.

The proposed Diamond 1st Addition Subdivision meets the definition of a minor subdivision plat.

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

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-011-2025: The Diamond 1st Addition Subdivision** 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 **FLP-011-2025: The Diamond 1st Addition Subdivision** 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."*