



State 9th FLUM Amendment Staff Report

To: City of Dickinson Board of Commissioners
 From: City of Dickinson Community Development Services
 Date: February 26, 2024
 Re: REZ-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 zoning map amendment from General Industrial (GI) to Agricultural (AG) 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 public hearing for a proposed future land use map amendment is also scheduled for public hearing at the March 13, 2024 Planning and Zoning Commission meeting (FLUM-002-2024). Approval of the proposed zoning map amendment is contingent upon of the proposed future land use map amendment.

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 inquirer.



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	Riparian area / general industrial use
East	GI/AG	Agriculture / single-family residence

South	RR / AG	Riparian area / single-family residential
West	LI	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with Local Uses and Compliance with The Zoning Ordinance

The adjacent properties to the south and east are zoned AG and RR. Rezoning the subject property to AG would not introduce uses into the general vicinity that would be incompatible with the general development pattern.

Approval of this request would result in legal conformity with Chapter 39 Zoning, which requires a minimum lot size of five acres for AG zoning. The proposed rezoning also meets the purpose of the AG zoning district as listed in Article 39.04 of the City's Zoning Ordinance:

The AG District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Dickinson extra-territorial jurisdiction.

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 **REZ-002-2024** as being consistent with the City of Dickinson Comprehensive Plan and as being compliant with the City of Dickinson Zoning Ordinance 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 **REZ-002-2024** as NOT being consistent with the City of Dickinson Comprehensive Plan and as not being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*