



West Ridge 4th Addition Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: December 3, 2025
 Re: FLP-014-2025 West Ridge 4th Addition Subdivision

APPLICANT

Larry Nygard
 Western North Dakota Development
 LLC
 200 45th Street South
 Fargo, ND, 58103

APPLICANT'S REPRESENTATIVE

Jeremy Easum
 Civil Science
 531 West Villard Street
 Dickinson ND 58601

Public Hearing	December 10, 2025	Planning and Zoning Commission
Final Consideration	January 6, 2026	City Commission

The applicants are requesting the approval of the West Ridge 4th Addition final minor subdivision, being a replat of All of Block 6, All of Block 7, All of Block 8, All of Block 9, All of Block 10, All of Block 11, All of Block 12, All of Block 13, All of Block 14, and All of Block 15 of the West Ridge 2nd Addition Subdivision, located in the SE1/4 of Section 36, Township 140 North, Range 97 West, within the City of Dickinson. According to the applicant, the purpose of this subdivision is to combine the existing residential and existing commercial properties into two separate lots in order to reduce the total taxes paid for the property. The proposed subdivision is approximately 86.49 acres.

Staff recommendation: Staff recommends **approval** of this final minor subdivision contingent on approval of REZ-011-2025.

The companion West Ridge 4th rezoning request is also scheduled for public hearing at the December 10, 2025 Planning and Zoning Commission meeting (REZ-011-2025).

LOCATION

The property is generally located along 27th Avenue East, and it is legally described as All of Block 6, All of Block 7, All of Block 8, All of Block 9, All of Block 10, All of Block 11, All of Block 12, All of Block 13, All of Block 14, and All of Block 15 of the West Ridge 2nd Addition Subdivision, located in the SE1/4 of Section 36, Township 140 North, Range 97 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	R-2, GC
FUTURE LAND USE MAP DESIGNATION	MIXED, COMMERCIAL
GROSS SITE ACREAGE	+/- 86.49 acres
LOTS PROPOSED	2

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agricultural
East	AG	Agricultural
South	AG	I-94 ROW; Agricultural
West	R-2, R-3, GC	Undeveloped

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 MIXED USE and COMMERCIAL. Approval of a mixed-use residential and commercial subdivision within the MIXED USE 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 West Ridge 4th Addition Subdivision does not involve the dedication of any new rights-of-way and meets the definition of a minor subdivision plat.

The site is currently zoned R-2 on the north and GC on the south, and the applicant is proposing to rezone one lot on the northeast corner from GC to R-2 to conform with the zoning of the adjacent parcels. This proposal is consistent with the existing R-2 zoning found to the south, east, and west of the site. The applicant is proposing to combine the lot being rezoned with the surrounding R-2 lots.

The proposed subdivision combines the property into two lots. Lot 1 on the south would be 39.75 acres and zoned GC, while Lot 2 on the north would be 46.74 acres and zoned R-2. The minimum lot size for the GC zoning district is 10,000 square feet, and the minimum lot size for the R-2 zoning district is 7,000 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-014-2025 contingent on the approval of REZ-011-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-014-2025: The West Ridge 4th 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-014-2025: The West Ridge 4th 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."*