



The Barking Lot SUP Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: July 2, 2025
Re: **SUP-003-2025 The Barking Lot Special Use Permit**

OWNER/APPLICANT

Cailie Brewer
 270 Dakota Place
 Dickinson, ND, 58601
 thebarkinglot@gmail.com
 (701) 590-5181

Public Hearing	July 9, 2025	Planning and Zoning Commission
Final Action	July 15, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based dog grooming business. The business would be located in a primary residence on a 0.268-acre parcel at 270 Dakota Place in the City of Dickinson. The property is zoned Low-Density Residential (R-1).

Staff Recommendation: Approval subject to conditions.

LOCATION

The property is located within the NW1/4 of the SW1/4 of Section 2, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. Currently, the property is legally described as Lot 7 of Block 4 of the Suncrest First Addition Subdivision.

CURRENT ZONING	R-1
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FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 0.286
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-1	Single-family residences
East	R-1	Single-family residences
South	R-1	Single-family residences
West	R-1; R-2	Playground; multi-family residences

STAFF ANALYSIS

BACKGROUND

In 2023, the applicant received approval for a dog grooming home-based occupation Special Use Permit by the City Commission at 860 13th Street East. The subject property is also located in the R-1 zoning district. The applicant is moving to 270 Dakota Place and, as the previous SUP cannot be transferred, must apply for an SUP at the new location.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a R-1-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, home-based business/home occupations are allowed in R-1 zoning upon obtaining a Special Use Permit, which is subject to a public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to the residence's attached garage. This garage takes up less than 30 percent of the building's total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

COMPATIBILITY WITH LOCAL USES

The adjacent lots are zoned Low-Density Residential (R-1). The applicant has indicated all operations will be limited to taking place indoors. Minor traffic increases depending on the frequency of customers dropping off and picking up their dogs, but operations would not require the use of any commercial vehicles. The business operations as described in Attachment A should not result in a significant increase in traffic.

PUBLIC COMMENT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: Community Development staff recommends **approval** of SUP-003-2025 subject to the conditions listed below.

- **Hours of operation shall be limited to 8:30 a.m. to 5:00 p.m. Mondays through Fridays. Occasional operations on Saturdays are permitted, not to exceed one Saturday per calendar month.**
- **Dogs shall be confined within the building.**
- **Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.**
- **The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.**
- **Operation of the home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.**

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-003-2025: The Barking Lot Special Use Permit Request** as meeting all the requirements of the Dickinson Municipal Code 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 **SUP-003-2025: The Barking Lot Special Use Permit Request** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*