



Joliffe Acres Subdivision Final Major Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: July 2, 2025
Re: **FLP-005-2025 Jolliffe Acres Subdivision Preliminary Major Subdivision**

APPLICANT

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APPLICANT'S REPRESENTATIVE

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

EXECUTIVE SUMMARY

The applicant is requesting a final major subdivision plat for the Jolliffe Acres Subdivision Plat. The proposed subdivision is a replat of Blocks 1 & 2 and Lots 1 through 4 of Block 3 & 4 of the Greenvale 3rd Addition subdivision is located in E1/2 of Section 9, Township 140 North, Range 96 West. This 26.467-acre property is located within the City of Dickinson's Extra Territorial Zone. According to the applicant, the purpose of this subdivision is to combine the smaller residential lots in order to construct a residence while utilizing space for a hobby farm.

Staff Recommendation: Staff recommends approval of this plat.

LOCATION

The property is located within the E1/2 of Section 9, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson's Extra-territorial Zone.

CURRENT ZONING	RR
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/-26.467
LOTS PROPOSED	4

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG; RR	Undeveloped; Single-Family Residential
East	RR	Single-Family Residential
South	LI	Industrial Uses
West	AG	Undeveloped

STAFF ANALYSIS

BACKGROUND

The property is located outside of the City's Urban Service Area as depicted in Chapter 6-Infrastructure of the City's Comprehensive Plan. Potable water would be provided either by a potable well or by connection with the Southwest Water Authority. Any new residences shall utilize a septic system.

CURRENT ORDINANCE REVIEW

The proposed subdivision involves the vacation of rights-of-way, and as such is considered a major plat according to Section 52-1 of the City Municipal Code. Access to 32nd Street SW would be provided by a proposed private ingress/egress easement that would connect to 11th Avenue SW, preventing any proposed lots from being landlocked.

The minimum lot size for RR-zoning is one acre, as outlined in Table 62-162-3a: Summary of Site Development Regulations of the Municipal Code. All lots located in this plat meet this minimum lot size requirement.

The site was first platted in 1981, and has not seen any residential development within its boundaries since. Street infrastructure has not been extended into the site, and a significant portion of the subdivision is located within Zone A of the floodplain.

The proposed 12-foot utility easement vacation proposed with this plat will be required to follow the easement vacation process as defined in the City of Dickinson Municipal Code Section 52.12.

The proposed 66-foot-wide ingress/egress easement proposed with this plat is required to be routed outside of the Federal Emergency Management Agency Special Flood Hazard Area Zone A limits.

Stark County Weed Control Officer requests developers in the ETZ contact their office and arrange for an invasive weed inspection prior to submittal of building permit applications.

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-005-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-005-2025: Jolliffe Acres Subdivision Preliminary Major Plat** 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 **FLP-005-2025: Jolliffe Acres Subdivision Preliminary Major Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*