



# Winn Heart River 4th Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners  
From: City of Dickinson Community Development Services  
Date: October 1, 2025  
Re: REZ-007-2025 Winn Heart River 4th Zoning Map Amendment

**APPLICANT**

Billie and Willis Winn  
1872 7<sup>th</sup> Street West  
Dickinson, ND, 58601  
wwinn@ndsupernet.com  
(701) 290-1190

**OWNER**

Clint Heim Trust  
3448 115<sup>th</sup> Avenue SW  
Dickinson, ND, 58601

<b>Public Hearing</b>	October 8, 2025	Planning and Zoning Commission
<b>Public Hearing</b>	October 21, 2025	City Commission
<b>Final Consideration</b>	November 4, 2025	City Commission

The applicants are requesting the approval of a zoning map amendment from Low Density Residential (R-1) to Medium Density Residential (R-2) for Lots 32-36 of Block 1 of the Heart River Fourth Subdivision, located within the City of Dickinson. The purpose of this rezoning is to allow for the construction of four four-unit multifamily residential buildings prior to re-platting Lots 34, 35, and 36 into two lots.

Staff recommendation: Staff recommends approval of this rezoning request.

## LOCATION

The property is generally located on the southwest corner of 7<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West, and it is legally described as Lots 32-36, Block 1, of the Heart River Fourth Subdivision, located within the SE1/4 of the SE1/4 of Section 9, Township 139 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, City of Dickinson, Stark County, North Dakota.

<b>CURRENT ZONING</b>	<b>R-1</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 1.14 acres</b>
<b>LOTS PROPOSED</b>	<b>N/A</b>

<b>ADJACENT ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1	Single-family residential
East	R-1	Single-family residential
South	R-1	Quonset storage structures
West	R-2; R-1	Multi-family residential; single-family residential

## 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 RESIDENTIAL. Medium Density Residential (R2) is an acceptable zoning district within the RESIDENTIAL FLUM designation.

### Compatibility

The proposed rezoning is comparable to and compatible with the R-2 zoning district of the adjacent properties to the west along this segment of 7<sup>th</sup> Street SW.

### Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the applicant is proposing to rezone the site to R-2. The applicant has indicated an interest in re-platting the property in order to construct four four-unit

multi-family residences. According to Table 62-162-2: Permitted Uses by Zoning Districts, multi-family residences with up to four units are permitted in the R-2 zoning district. The proposed lots shall utilize the existing 2<sup>nd</sup> Avenue Southwest right-of-way for access. As part of the subdivision process, the applicant shall enter a development agreement with the City to construct a portion of 2<sup>nd</sup> Avenue Southwest up to the south lot line of Lot 32.

## **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 REZ-007-2025.

**MOTIONS:****\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-007-2025: The Winn Heart River 4th Rezoning Request** 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 **REZ-007-2025: The Winn Heart River 4th Rezoning Request** 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."*