



## Stockert Third Addition Final Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners  
 From: City of Dickinson Community Development Services  
 Date: October 1, 2025  
 Re: FLP-009-2025 Stockert Third Addition Final Major Subdivision

### APPLICANT/OWNER

Willie Winn  
 1872 7<sup>th</sup> Street West  
 Dickinson, ND, 58601  
 willie@winnconstructioninc.com  
 (701) 290-4131

### APPLICANT'S REPRESENTATIVE

Andrew Schrank  
 Highlands Engineering  
 319 24<sup>th</sup> Street East  
 Dickinson ND 58601  
 schrank@highlandseng.com  
 (701) 483-2444

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

The applicant is requesting a final plat for the Stockert Third Addition Major Subdivision Plat. The proposed subdivision is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision, and all of Stockert's Second Subdivision, located in W1/2 of Section 22, Township 139 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, within the City of Dickinson's Extra-Territorial Zone. The proposed subdivision is +/- 8.27 acres. According to the applicant, the purpose of this subdivision is to combine the existing commercial lots in order to construct an additional commercial building.

A public hearing on a major preliminary plat of the Stockert's Third Subdivision (PLP-006-2025) was held at the August 13, 2025 Planning and Zoning Commission meeting. Both the Planning and Zoning Commission and City staff recommended approval without conditions.

The associated Stockert First Rezone, listed as REZ-006-2025, was previously heard at the September 10<sup>th</sup>, 2025 Planning and Zoning Commission meeting. The commission voted to recommend approval on REZ-006-2025.

Staff recommendation: Staff recommends approval of this final major subdivision contingent on approval of REZ-006-2025.

## LOCATION

The property is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision and all of Stockert's Second Subdivision, located within the W1/2 of Section 22, Township 139 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, Stark County, North Dakota, located within the City of Dickinson's Extra-Territorial Zone.

<b>CURRENT ZONING</b>	<b>GC &amp; R1</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>MIXED USE</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 8.27 acres</b>
<b>LOTS PROPOSED</b>	<b>1</b>

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC; R-1; AG	Single-family residential; Undeveloped
East	R-1; AG	Single-family residential; Undeveloped
South	AG	Undeveloped
West	AG	Undeveloped

## COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

### Compliance with The Zoning Ordinance

The site is currently zoned Low Density Residential (R-1), and the applicant is proposing to rezone the site to General Commercial (GC). According to the applicant, the purpose of this zoning map amendment is to conform with the GC zoning of adjacent lots prior to re-platting all of those individual lots into one lot. According to Section 62-160: Applicability of districts, in the Municipal Code, "A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district." This rezone ensures the associated Stockert Third Subdivision meets the R-1 code requirements.

The applicant has indicated an interest in constructing a new commercial building after the zoning map amendment and the replat are approved. The applicant intends to locate an

accessory structure on the property. These uses would not be permitted within R-1 zoning. Additionally, the proposed building would extend over an existing platted lot line, which would not be permitted by the Municipal Code without combining the existing lots through the subdivision process.

The applicant has submitted a petition to vacate all existing utility easements and rights-of-way within the proposed subdivision.

## **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-009-2025 contingent on the approval of the associated REZ-006-2025.

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

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-009-2025: The Stockert Third 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-009-2025: The Stockert Third 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."*