

## Dickinson South Cemetery Rezone & Special Use Permit

The City is looking to subdivide the City-owned property within the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 139 North, Range 96 West, in order to expand the Dickinson South Cemetery. The property is currently zoned Agricultural (AG). According to Table 62-162-3a: Summary of Site Development Regulations, the minimum lot size in the AG zoning district is 10 acres. The proposed Dickinson South Cemetery Second Subdivision contains 120 1,000-square-foot lots that do not meet the minimum lot size of the AG zoning district. The City is requesting to rezone the property from the AG zoning district to the Public (P) zoning district, which does not have a minimum lot size.

According to Table 62-162-2: Permitted Uses by Zoning Districts, the Cemetery use is allowed in the P zoning district upon obtaining a Special Use Permit (SUP). As part of the proposed development, the City is submitting an SUP application in addition to a rezone request. The Cemetery use shall consist of All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision. The site shall consist of approximately 11.39 acres. There are trees screening the property from the north, west, and south of the property, and will utilize headstones as grave markers.



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