



L Fleur The Flower Shop Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: December 3, 2025
Re: **SUP-005-2025 Le Fleur The Flower Market Special Use Permit**

APPLICANT

Melissa Shepherd
 Le Fleur The Flower Market
 1896 1st Street West
 Dickinson, ND, 58601

Public Hearing	December 10, 2025	Planning and Zoning Commission
Final Consideration	December 16, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based flower arranging business. The business would be located in the basement of a primary residence on a 0.25-acre parcel at 1896 1st Street West in the City of Dickinson. The property is zoned High-Density Residential (R-3).

Staff Recommendation: Staff recommends approval of this special use permit subject to conditions.

LOCATION

The properties are located within the NE1/4 of the SE1/4 of Section 5, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as E73' W77' Lot 21, Block 29, State Subdivision.

CURRENT ZONING	R-3
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/-0.25
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2	Single-family residential
East	R-3	Single-family residential
South	CC	Commercial
West	R-3	Single-Family Residential

STAFF ANALYSIS

BACKGROUND

There is an existing single-family residence located at 1896 1st Street West. The applicant has indicated there will be no significant changes to the exterior of the residence, and it will continue to be residential in appearance. Hours of operation shall be limited to normal business hours of 8AM to 6PM Monday through Saturday. Traffic generation is not a concern at this location being adjacent property uses and zoning is Community Commercial. Additionally, State Avenue is located to the east and is a Minor Arterial route, and 23rd Ave West is located to the west and is a Collector route.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a R-3-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-3 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 a roughly 228-square-foot section of the basement. This section of the basement is up less than 30 percent of the building's 1,700-square-foot total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has received emails from the owner of a flower shop in town questioning why this type of business can operate outside of a commercial area and without meeting the requirements of operating in a commercial area.

Staff Recommendation: City of Dickinson Community Development Staff recommends **approval** of SUP-005-2025 subject to the conditions listed below:

- Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m. Mondays through Saturdays.
- 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-005-2025: Le Fleur The Flower Market Special Use Permit** 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-005-2025: Le Fleur The Flower Market Special Use Permit** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*