Heart River 6th Addition Final Minor Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: October 7, 2026
Re: FLP-007-2026 Heart River 6th Addition Preliminary Major Subdivision

APPLICANT
Winn Family Revocable
Real Estate Trust
1872 7th Street West
Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE
Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601

Public Hearing	October 14, 2026	Planning and Zoning Commission
Final Consideration	October 20, 2026	City Commission

The applicant is requesting approval of the Heart River 6th Addition preliminary major subdivision, being a replat of Lots 32-36 of Block 1 of the Heart River 4th Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to reconfigure the lot lines to allow for the construction of two four-unit and one three-unit multi-family residential buildings. The site is zoned Medium Density Residential (R-2). The site consists of +/- 1.13 acres.

Staff recommendation: Staff recommends **approval** of this final major subdivision.

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LOCATION

The property is generally located to the south of South State Avenue and is currently legally described as a portion of Lot 1 of Block 1 of the Green Acres Addition Subdivision, located in the SW ¼ of the NW ¼ of Section 9, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson.

CURRENT ZONING	**R-2**
FUTURE LAND USE MAP DESIGNATION	**HIGH DENSITY RESIDENITAL**
GROSS SITE ACREAGE	**+/- 1.13 acres**
LOTS PROPOSED	**3**

ADJACENT ZONING & LAND USE		
Direction	**Zoning**	**Land Use**
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

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Heart River 6th Addition Subdivision consists of three lots and does not involve the construction of 2nd Avenue SW. Therefore, the proposed subdivision meets the above requirements and is classified as a minor subdivision.

The site is located in the Medium Density Residential (R-2) zoning district. According to Table 62-162-3b: Summary of Site Development Regulations in the Municipal Code, the minimum lot size is 13,000 square feet for three-unit multifamily residences and 16,000 square feet for four-unit multifamily residences. The proposed lots meet these requirements for the respective proposed uses.

The property owner is looking to construct the proposed multifamily residences without constructing 2nd Avenue SW. A shared access point for the three proposed lots onto 7th Street SW shall be required as part of any building permit issued on the three proposed lots. The proposed subdivision establishes a shared access easement on the property.

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-007-2026.

MOTIONS:

*****Approval*****

"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-007-2026: The Heart River 6th Addition Final Major 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-007-2026: The Heart River 6th Addition Final Major 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."*