



# Badlands Storage 2nd Addition Final Minor Plat Staff Report

**To:** City of Dickinson Planning and Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** April 2, 2025  
**Re:** **FLP-003-2025 Badlands Storage 2<sup>nd</sup> Addition Final Minor Plat**

**OWNER/APPLICANT**

Jacob Barney / Five Star Storage  
 3255 43<sup>rd</sup> Street SW  
 Fargo, ND, 58104  
 jake@fivestarstorage.biz  
 (612) 439-0600

**APPLICANT’S REPRESENTATIVE**

Abe Ulmer  
 Independent Land Surveying & Engineering Inc  
 4215 Old Red Trail NW  
 Mandan, ND 58554  
 abe.ilsurveynd.com  
 (701) 220-0968

<b>Public Hearing</b>	April 9, 2025	Planning and Zoning Commission
<b>Final Action</b>	April 15, 2025	City Commission

**EXECUTIVE SUMMARY**

The applicant is requesting approval of a Minor Subdivision Plat for the Badlands Storage 2<sup>nd</sup> Addition Subdivision, being a replat of Lot 1 in Block 1 of the Badlands Storage Subdivision and Lot 1 in Block 1 of Tweeten’s 3<sup>rd</sup> Addition Subdivision, located within the SE1/4 of the NE1/4 of Section 28, Township 140 North, Range 96 West, 5<sup>th</sup> Principal Meridian, City of Dickinson, Stark County, North Dakota. According to the applicant, the purpose of the proposed subdivision is to combine the existing lots to expand the existing convenience storage operations. The site is zoned Community Commercial (CC), and the proposed subdivision is +/- 6.04 acres.

Staff Recommendation: Approval.

The applicant has submitted an associated Special Use Permit application for a convenience storage facility (SUP-001-2025). Approval of the SUP is contingent on approval of this minor subdivision plat.

**LOCATION**

The property is located within the SE1/4 of the NE1/4 of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. This subdivision contains the existing businesses at 430 29<sup>th</sup> Street W.

<b>CURRENT ZONING</b>	<b>CC</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>COMMERCIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 6.04</b>
<b>LOTS PROPOSED</b>	<b>1</b>

<b>ADJACENT ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	AG	Undeveloped
East	LC & GI	Daycare, Auto Work
South	CC	Offices
West	R-2	Church

**STAFF ANALYSIS**

**CURRENT ORDINANCE REVIEW**

According to Section 52-1 of the Municipal Code, a lot combination requires that affected lots have boundaries coinciding with lot lines on the existing plat. The proposed subdivision involves the combination of one lot from the Badlands Storage Subdivision and one lot from the Tweeten’s 3<sup>rd</sup> Addition, the lot lines do not coincide with a single existing subdivision and an administrative lot modification would not be permitted.

According to Section 52-1 of the Municipal Code, a minor subdivision is a subdivision that does meets the following requirements:

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

The proposed subdivision meets the above requirements and would be considered a minor plat.

A 10-foot utility easement is present on the Southwest edge of Lot 1 of Tweeten's 3<sup>rd</sup> Addition. The applicant is submitting a petition of vacation in order to vacate this easement.

## **PUBLIC COMMENT AND STAFF RECOMMENDATION**

**Public Input:** Staff has not received any public input as of the date of this report.

**Staff Recommendation:** Community Development staff recommends **approval** of this minor plat.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-003-2025: Badlands Storage 2<sup>nd</sup> Addition Final Minor Plat** 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 **FLP-003-2025: Badlands Storage 2<sup>nd</sup> Addition Final Minor Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*