



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: 08/03/2026
Re: Reduction of AG zoned Lot from 10 acres to 8.745 acres.

OWNER/APPLICANT

Owner Representative: Nick Jensen
 2845 10th Ave E, Dickinson, ND 58601

Public Hearings: 08/10/2026

Board of Adjustment

REQUEST

- A. Request:** Request to reduce the required 10-acre minimum AG lot size to 8.745 acres.
- B. Project Address/Legal Description/Area:** 2845 10th Ave E, A tract of land situated in the SE $\frac{1}{4}$ of section 27, township 140 north, range 96 west of the 5th principal meridian, Stark County, North Dakota as described as follows: Commencing at the center $\frac{1}{4}$ corner of the above said section 27, the point of beginning, thence on a bearing of north 89 degrees 57 minutes 30 seconds east on and along the $\frac{1}{4}$ one a distance of 2033.7 feet, thence on a bearing of south on and along the boundary of a previously deeded tract a distance of 155.6 feet, thence on a bearing of east on and along the boundary of a previously deeded tract a distance of 600 feet to a point on the east line of said section 27, thence on a bearing of south on and along the east line of said section 27 a distance of 541 feet, thence on a bearing of south 89 degrees 57 minutes 10 seconds west a distance of 2634.2 feet to a point on the $\frac{1}{4}$ line, thence on a bearing of north on and along the 1.4 line a distance of 697 feet to the point of beginning.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** The combination of Rural Reserve FLUM designation, flood hazard limitations, and existing development on the buildable portion is specific to this property and is not shared generally by other AG-zoned properties in the vicinity.
- B. Public Input:** Inquiry only.
- C. Staff Recommendation:** The property is designated as Rural Reserve under the Future Land Use Map (FLUM), a designation intended to protect the property from counterproductive land uses and reserve it for future annexation. City planning staff has advised maintaining the current AG zoning consistent with the Rural Reserve designation rather than rezoning to Rural Residential.

Table I: Current Zoning and Use

ZONING	AG
FUTURE LAND USE MAP DESIGNATION	Rural Reserve
GROSS SITE ACREAGE	8.745

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	AG	Agriculture
East	AG	Agriculture
South	AG	Agriculture
West	AG	Agriculture

Attachments:

- Application Materials

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Board of Adjustment recommend **Approval of a reduction of the required 10 acre AG zoned lot to 8.745 acres.**, subject to the conditions above, 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 Board of Adjustment RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Board of Adjustment recommend Denial of **reduction of the required 10 AG Zoned lot** petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

Lot Attachment:

