



## STAFF REPORT

**To:** Planning and Zoning Commission

**From:** City of Dickinson Development Team

**Date:** August 4, 2023

**Re:** **FLP-009-2023 Tidal Wave Carwash Minor Plat**

### OWNER

Jordheim Properties, LLC  
1716 37<sup>th</sup> Street E  
Dickinson, ND 58601

### APPLICANT

Darcy Leeseberg / John Lapointe - New Potato Creek Holdin  
124 E. Thompson Street  
Thomaston, GA 30286

<b>Public</b>	August 11, 2023	Planning and Zoning
<b>Hearings:</b>	August 15, 2023	Commission
		City Commission

### EXECUTIVE SUMMARY

To consider a Preliminary/Final Plat for an unplatted parcel located in the NW ¼ Section 34, Township 140N, Range 96W. The site consists of +/- 1.32 acres. The subject parcel is zoned Community Commercial (CC).

### REQUEST

- A. Request:** The applicant seeks to plat the subject parcel in order to proceed with the legal purchase of the lot. The proposed land use for the subject parcel is defined as an *Auto Service*, per Section 39.03.007 Commercial Use Types, and is permitted within the Community Commercial zoning district.
- B. Location/Legal Description/Area:** The subject parcel is located at the southeast corner of 21<sup>st</sup> Street W and 3rd Ave W with the address, 2090 3rd Avenue West. The north side of the property is intersected by a continuation of a bicycle trail along the south side of 21<sup>st</sup> Street W. State DOT property is located directly to the east and a commercial office directly to the south.

<b>ZONING</b>	<b>CC</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>Commercial</b>
<b>GROSS SITE ACREAGE</b>	<b>1.32 acres</b>
<b>LOTS PROPOSED</b>	<b>1</b>

<b>CURRENT ADJACENT LAND USE/ZONING</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	<b>GC</b>	<b>Automotive services</b>
<b>East</b>	<b>CC</b>	<b>NDDOT maintenance &amp; storage</b>
<b>South</b>	<b>CC</b>	<b>Office retail &amp; services</b>
<b>West</b>	<b>Major arterial / CC</b>	<b>Primary traffic thoroughfare / drive-through banking, mall parking, mall retail, grocery / pedestrian serpentine path</b>

## Context:

### Background

- The Tidal Wave Auto Spa facility is proposed to be located on the current 1.32-acre unplatted parcel.
- The carwash building, per provided site plans, would be approximately 133-feet long by 20-feet wide. A mechanical/equipment/electrical room and restroom, approximately 42-feet long by about 20-feet wide would be attached to the main building. The site will be accessed from the existing approach to 21<sup>st</sup> Street W., with a driving lane around the east side of the site. The proposed building is to be located on the north side of the site and a parked self-service area is proposed for the south side of the site.

### Major Issues

- The approach to 21<sup>st</sup> Street W currently intersects with an established bicycle trail. The intended land use for the subject parcel is expected to lead to a notable increase in

traffic \_\_\_\_\_ along this approach. The developer has agreed to the condition addressing this concern.

## STAFF REVIEW AND RECOMMENDATIONS

- **Compatibility with Local Uses:** The proposed carwash use will be compatible with the existing uses within the immediate vicinity.
- **Compliance with Zoning and Subdivision Regulations:** The proposed lot satisfies zoning requirements regarding minimum square footage per Section 39.04.005 of the municipal code. The proposed Preliminary/Final Plat satisfies all lot boundary requirements, current zoning requirements, and Minor Subdivision Plat requirements.

**Public Input:** As of the date of this report, City staff has not received any public comments.

**Staff Recommendation:** The City Development Team staff recommends **approval** of the minor plat application, subject to the following conditions:

- **A sign shall be prominently displayed within the property boundaries, ensuring clear visibility to exiting drivers. The sign shall serve as a reminder to exercise caution and attentiveness towards cyclists and pedestrians crossing the approach to 21<sup>st</sup> Street W.**

## Attachments:

- A - Application Material

## MOTIONS:

### **\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend Approval of **FLP-009-2023 Tidal Wave Minor Plat** 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 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-009-2023 Tidal Wave Minor Plat** 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."*

**ATTACHMENT A –**

**APPLICATION MATERIALS**