



Reddish Corner Addition Final Minor Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: June 4, 2025
Re: **FLP-004-2025 Reddish Corner Addition Final Minor Plat**

OWNERS/APPLICANTS

Aaron & Jenna Reddish
 872 Sims Street
 Dickinson, ND, 58601
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 (701) 595-2889

APPLICANT'S REPRESENTATIVE

Nick Jensen
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Public Hearing	June 11, 2025	Planning and Zoning Commission
Final Action	June 17, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Minor Subdivision Plat for the Reddish Corner Addition Subdivision, located within the NW1/4 of Section 3, Township 139 North, Range 96 West, 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The proposed minor subdivision is a replat of a portion of Lot 1 of Block 6 of the Hilliard and Manning's Third Addition Subdivision. According to the applicant, the purpose of the proposed subdivision is to combine the properties to comply with Section 62-4771 of the Zoning Ordinance prohibiting private garages on residential lots without an existing primary structure. The two existing properties are zoned Low Density Residential (R-1), and the proposed subdivision is +/- 0.385 acres.

Staff Recommendation: Staff recommends approval of this plat.

LOCATION

The property is located within the NW1/4 of Section 3, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. This subdivision contains the existing residence at 872 Sims Street, as well as a garage located at 6 9th Street East.

The applicants reside at 872 Sims Street, which currently legally described as 50' X 125' NW corner of Lot 1, Block 6, Hilliard & Manning 3rd Addition Subdivision. The applicants purchased adjacent property to the north which currently is legally described as 50' X 125' NW corner of Lot 1, Block 6, Hilliard & Manning 3rd Addition Subdivision and which has an address of 6 9th Street East. The property with the address of 6 9th Street East was developed with a single-family residential structure and a detached garage. The applicants demolished the existing residential structure, and they want to combine this property with property they reside on.

Both properties were originally part of Lot 1, Block 6 of the Hilliard & Manning 3rd Addition Subdivision, and, like many properties in older portions of the City, they were created outside the legal subdivision process. Therefore, combining the two properties requires approval by the City Commission of a minor subdivision.

CURRENT ZONING	R-1
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 0.385 acres
LOTS PROPOSED	2

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2	Single-family residences; multi-family residences
East	R-1	Single-family residences
South	R-1	Single-family residences
West	R-1	Medical clinic

STAFF ANALYSIS

CURRENT ORDINANCE REVIEW

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.

According to Table 62-162-3b: Summary of Site Development Regulations, in the Zoning Ordinance, the minimum R-1 lot size is 7,500 square feet. The existing north lot does not currently meet the minimum lot size requirement, and combining these lots would bring it into code compliance. No existing structures violate any use or setback requirements laid out in the Zoning Ordinance.

The applicant has indicated a desire to build an additional detached structure on the property. Any additional structures will require a building permit to be submitted to the City. Due to the property being located within the floodplain, a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) will be required. Additionally, the applicant would be required to obtain a variance for the number of detached structures, as there are currently three detached structures located on the property.

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-004-2025: Reddish Corner 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-004-2025: Reddish Corner 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."*