



Stockert Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: September 3, 2025
Re: REZ-006-2025 Stockert Zoning Map Amendment

APPLICANT

Willie Winn
1872 7th Street West
Dickinson, ND, 58601
willie@winnconstructioninc.com
(701) 290-4131

APPLICANT’S REPRESENTATIVE

Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601
schrank@highlandseng.com
(701) 483-2444

Public Hearing	September 10, 2025	Planning and Zoning Commission
Public Hearing	October 7, 2025	City Commission
Final Consideration	October 21, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from Low Density Residential (R1) to General Commercial (GC) for Lot 3 of Block 2 of the Stockert’s First Addition Subdivision, located within the City of Dickinson’s Extra-Territorial Zone. The purpose of this rezoning is to conform with the zoning pattern of the properties to the west prior to replatting the property into one lot.

The associated Stockert Third Addition Preliminary Major Subdivision Plat, listed as PLP-003-2025, was previously heard at the August 13th, 2025 Planning and Zoning Commission.

Staff recommendation: Staff recommends approval of this rezoning request contingent upon final approval of the Stockert’s 3rd Addition Subdivision.

LOCATION

The property is legally described as Lot 3, Block 2, of Stockert’s First Addition Subdivision, located within the W1/2 of Section 22, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson’s Extra-Territorial Zone.

CURRENT ZONING	R1
FUTURE LAND USE MAP DESIGNATION	MIXED USE
GROSS SITE ACREAGE	+/- 3.43 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-1; AG	Single-family residential; Undeveloped
East	R-1; AG	Single-family residential; Undeveloped
South	AG	Undeveloped
West	GC	Commercial

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated MIXED USE. General Commercial (GC) is an acceptable zoning district within the MIXED USE FLUM designation.

Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the applicant is proposing to rezone the site to GC. According to the applicant, the purpose of this request is to conform with the zoning of the adjacent lots in order to replat all involved lots into one lot. According to Section 62-160: Applicability of districts, in the Municipal Code, "A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district." This request, if approved, ensures the associated Stockert Third Addition Subdivision meets the code requirement above.

The applicant has indicated an interest in constructing a new commercial building, as well as locating an accessory structure on the property. These uses would not be permitted within R-1 zoning. Additionally, the proposed building overlaps an existing platted lot line, which would not be permitted by the Municipal Code without a replat.

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 REZ-006-2025 contingent on the approval of the associated PLP-003-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-006-2025: The Stockert Rezoning Request** 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 **REZ-006-2025: The Stockert Rezoning Request** 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."*