



STAFF REPORT

To: Planning and Zoning Commission
From: City of Dickinson Development Team
Date: June 14, 2023
Re: **PLP-004-2023 District Business Park First Addition Preliminary Major Plat**

OWNER/APPLICANT

Chad Glasser-Venture Commercial LLC
 P.O. Box 1316
 Dickinson ND 58602

Public Hearings: June 21, 2023 Planning and Zoning Commission

REQUEST

- A. Request:** To consider a Preliminary Major Plat for The District Business Park 1st Addition, located in the NE $\frac{1}{4}$ of Section 32, Township 140N, Range 96W located within the City of Dickinson. The site consists of +/- 5.47 acres. This Preliminary Major Subdivision Plat petition is a companion to REZ-003-2023 The District Business Park First Addition Planned Unit Development (PUD) rezoning.
- B. Project Address/Legal Description/Area:** The lot proposed for subdivision is generally located on the south side of 19th Street West approximately 500 feet west of State Avenue North and legally described as Lot 4, Block 1 of The District Addition Subdivision in the City of Dickinson.
- C. Project Description:** The applicant is proposing a 22-lot subdivision for the accompanying proposed PUD to allow Limited Commercial zoning district uses and residential uses.

Table I: Current Zoning And Use	
ZONING	Community Commercial (CC)
CURRENT USE	Undeveloped
FUTURE LAND USE MAP DESIGNATION	MIXED USED
GROSS SITE ACREAGE	5.47

Table II-Adjacent Zoning and Land Use		
Direction	Zoning	Land Use
North	High Density Residential (R3)	Multi-family residential
East	CC	Undeveloped
South	CC	Undeveloped
West	Agricultural (AG)	Undeveloped

STAFF REVIEW AND RECOMMENDATIONS

Compliance with Zoning and Subdivision Regulations: Each proposed lot satisfies zoning requirements regarding minimum square footage per the proposed The District Business Park Addition PUD request. The Preliminary Major Plat also satisfies all lot boundary requirements, current zoning requirements, and Major Subdivision Plat requirements as specified in the proposed PUD request

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

Staff Recommendation: The City Development Team staff recommends **approval** of the application of the application and recommends the following **condition** be attached to the approving ordinance:

- i. **The developer shall extend the sidewalk eastward, across Lot 5, Block 1, The District Addition to enable pedestrian crossing across 19th Street W.**

Attachments:

- A - Application Material



MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend Approval of **PLP-004-2023 the District Business Park First Addition preliminary plat petition** as being compliant with the City of Dickinson Comprehensive Plan, 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 **PLP-004-2023 the District Business Park First Addition rezoning petition from CC to PUD** as **not** being compliant with the City of Dickinson Comprehensive Plan, as **not** meeting all the requirements of the Dickinson Municipal Code, and as **not** being in the interest of the public health, safety and welfare "*

ATTACHMENT A – APPLICATION MATERIALS