



Eagles Point Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: April 1, 2026
Re: REZ-002-2026 Eagles Point Zoning Map Amendment

APPLICANT

Janice Kouba
Bruce & Janice Kouba Life Estate
11311 33rd Street SW
Dickinson, ND, 58601

APPLICANT’S REPRESENTATIVE

Andrew Schrank
Highlands Engineering
319 24th Street East
Dickinson ND 58601

Public Hearing	April 8, 2026	Planning and Zoning Commission
Public Hearing	April 21, 2026	City Commission
Final Consideration	May 5, 2026	City Commission

The applicant is requesting approval of a Zoning Map Amendment from Agricultural (AG) to Rural Residential (RR) for Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of Section 18, Township 140 North, Range 96 West, in the City of Dickinson’s Extra-Territorial Zone (ETZ). According to the applicant, the purpose of this rezone is to allow for the subdivision of the property into eight five (5)-acre lots for future residential development. The site consists of +/- 40.01 acres.

Staff recommendation: Staff recommends **approval** of this preliminary major subdivision contingent on approval of PLP-002-2026.

The companion Eagles Point 2nd preliminary major subdivision is also scheduled for public hearing at the April 8, 2026 Planning and Zoning Commission meeting (PLP-002-2026).

LOCATION

The property is generally located to the north of 33rd Street Southwest, and it is legally described as Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	AG
FUTURE LAND USE MAP DESIGNATION	AGRICULTURAL
GROSS SITE ACREAGE	+/- 40.01 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Single-family residential, agricultural
East	AG	Agricultural
South	RR	Single-family residential
West	AG	Undeveloped

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated AGRICULTURAL. Rural Residential (RR) is an acceptable zoning district within the AGRICULTURAL FLUM designation.

Compatibility

The proposed rezoning is comparable to and compatible with the existing AG and RR zoning districts of the adjacent properties in the Eagles Point Subdivision. Additionally, the properties to the south of the property are in the RR zoning district.

Compliance with The Municipal Code

The proposed subdivision replats Lot 2 of the Eagles Point Subdivision into eight total five (5)-acre lots. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for lots in the AG zoning district is 10 acres. The proposed

lots do not meet the minimum lot size requirement for the AG zoning district. The applicants are requesting to rezone the property into the Rural Residential (RR) zoning district, which has a minimum lot size of one (1) acre. All proposed lots meet the 1-acre lot size minimum for the RR zoning district.

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-002-2026 contingent on the approval of PLP-002-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-002-2026: The Eagles Point Zoning Map Amendment** 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-002-2026: The Eagles Point Zoning Map Amendment** 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."*