



Meduna Zoning Map Amendment Staff Report

To: City of Dickinson Board of Commissioners
From: City of Dickinson Community Development Services
Date: December 4, 2024
Re: REZ-007-2024 Zoning Map Amendment

OWNER/APPLICANT

Leonard and Sandra Meduna
1975 7th Avenue SW
Dickinson, ND, 58601
(701) 227-0119

APPLICANT’S REPRESENTATIVE

Andrew Schrank
Highlands Engineering
319 24th Street East
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(701) 483 2444

Public Hearing	December 11, 2024	Planning and Zoning Commission
Public Hearing	December 17, 2024	City Commission
Final Consideration	January 7, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from Rural Residential (RR) to Low-Density Residential (R-1) for the south 207.04 feet of Lot 9 in Block 1 of the Southfork Acres Second Subdivision, located in the City of Dickinson’s Extra-Territorial Zone (ETZ). The purpose of this rezoning is to match the zoning district of the portion of the block adjacent to Lots 1 & 2 of Block 2 of the Decker Third Subdivision in order to combine the lots through a minor subdivision plat.

A companion minor subdivision plat application for the Meduna 1st Subdivision is also scheduled for a public hearing at the December 11, 2024 Planning and Zoning Commission meeting (FLP-020-2024).

Staff recommendation: Approval contingent on approval of the associated Meduna 1st Subdivision (FLP-020-2024).

LOCATION

CURRENT ZONING	RR
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 1.30 acres
LOTS PROPOSED	N/A

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

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property and area immediately surrounding Lot 9 of Block 1 of the Southfork Acres Second Addition Subdivision is designated RESIDENTIAL. This zoning map amendment request is consistent with this FLUM designation.

Compliance with The Zoning Ordinance

The proposed Meduna 1st Subdivision, if approved, would have created a platted lot with split zoning. The eastern portion of Lot 1 in Block 1 of the proposed Meduna 1st Subdivision would have been zoned RR while the western portion would have been zoned R-1. Section 39.04.003 of the Municipal Code states that each lot or site in the City's planning jurisdiction must be in one base district. Approval of this zoning map amendment request ensures that lot will contain only one zoning district.

According to Section 39.04.005, the minimum lot size for an R-1 zoned property is 7,500 square feet. The combined area of the property proposed for rezoning is 1.3 acres. This exceeds the R-1 minimum square footage requirement.

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 REZ-007-2024 subject to approval of the Meduna 1st Subdivision (FLP-020-2024).

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-007-2024: the Leonard and Sandra Meduna 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-007-2024: the Leonard and Sandra Meduna 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."*