



Silvergate Addition Final Minor Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: August 6, 2025
Re: **FLP-007-2025 Silvergate Addition Final Minor Subdivision**

APPLICANT

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APPLICANT'S REPRESENTATIVE

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Public Hearing	August 13, 2025	Planning and Zoning Commission
Final Consideration	August 19, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting a final minor subdivision plat for the Silvergate Addition Subdivision Plat. The proposed subdivision is a replat of the South 185 feet, North 270 feet, East 125 feet of Block C of the Messersmith & Simpson 2nd Addition subdivision is located in SE1/4 of Section 3, Township 139 North, Range 96 West, within the City of Dickinson. This property is approximately 0.556 acres. According to the applicant, the purpose of this subdivision is to divide the property to facilitate selling the two four-plex buildings separately, as well as to establish a sanitary sewer easement for the lot to the north of the property.

Staff Recommendation: Staff recommends approval of this plat subject to conditions and contingent on obtaining a lot minimum square footage variance from the Board of Adjustment.

LOCATION

The property is located within the SE1/4 of Section 3, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	R-3
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/-0.556
LOTS PROPOSED	2

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-3; R-1	Multi-Family Residential; Single-Family Residential
East	R-3	Multi-Family Residential; Single-Family Residential
South	R-3	Multi-Family Residential; Park
West	R-3	Single-Family Residential

STAFF ANALYSIS

BACKGROUND

The property previously consisted of three four-plex townhomes, with the northernmost building having been previously split. All three buildings utilize the same sanitary sewer connection. In the event this connection is significantly damaged or disconnected, all three lots shall construct individual connections to the sanitary sewer main.

CURRENT ORDINANCE REVIEW

The minimum lot size for a four-unit townhouse within the R-3 zoning district is 16,000 square feet, as outlined in Table 62-162-3a: Summary of Site Development Regulations of the Municipal Code. The proposed lots are 10,619 and 13,619 square feet, which is below the required lot minimum. The applicant has requested a lot minimum square footage variance that shall be heard at the August 11th, 2025 Board of Adjustment meeting.

The proposed five-foot sanitary sewer easement shall allow access for the lot to the north to repair and maintain their associated sanitary sewer connection.

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 FLP-007-2025 contingent on the approval of a lot minimum square footage variance from the Board of Adjustment.

- In the event the common sanitary sewer line has a significant break, the proposed Lot 1 shall construct a new sanitary sewer line that connects directly to the sanitary sewer main; and
- Any significant alterations to the townhomes will require front yard setback and rear yard setback variances from the Board of Adjustment.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-007-2025: Silvergate 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-007-2025: Silvergate 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."*