



Stockert Third Addition Preliminary Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: August 6, 2025
 Re: PLP-003-2025 Stockert Third Addition Preliminary Major Subdivision

APPLICANT

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APPLICANT'S REPRESENTATIVE

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Public Hearing

August 13, 2025

Planning and Zoning Commission

The applicant is requesting a preliminary plat for the Stockert Third Addition Major Subdivision Plat. The proposed subdivision is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision, and all of Stockert's Second Subdivision, located in W1/2 of Section 22, Township 139 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone. The proposed subdivision is +/- 8.27 acres. According to the applicant, the purpose of this subdivision is to combine the existing commercial lots in order to construct an additional commercial building.

The associated Stockert First Rezone, listed as REZ-006-2025, shall also heard at the August 13th, 2025 Planning and Zoning Commission.

Staff recommendation: Staff recommends approval of this rezone contingent on approval of REZ-006-2025.

LOCATION

The property is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision and all of Stockert's Second 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	GC & R1
FUTURE LAND USE MAP DESIGNATION	MIXED USE
GROSS SITE ACREAGE	+/- 8.27 acres
LOTS PROPOSED	1

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

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

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 rezone 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 rezone ensures the associated Stockert Third Addition Subdivision meets the code requirement above.

The applicant has indicated an interest in constructing a new commercial building after the rezone and replat, as well as locate 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.

The applicant shall submit a petition of easement vacation prior to the final approval of the proposed subdivision.

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

MOTIONS:*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-003-2025: The Stockert Third Addition Subdivision** 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 **PLP-003-2025: The Stockert Third Addition Subdivision** 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."*