



Southfork Acres 2nd Subdivision final Plat staff report

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development Services
Date: June 12, 2024
Re: **FLP-003-2024 Southfork Acres 2nd Subdivision Final Plat**

APPLICANT’S REPRESENTATIVE

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OWNER/APPLICANT

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Public Hearing	June 12, 2024	Planning and Zoning Commission
Final Consideration	June 18, 2024	City Commission

To consider a Final Plat being a re-plat of Lot 1A Block 2 of Southfork Acres Subdivision, a parcel of land located in the SE ¼ of section 16, Township 139 north, Range 96W, of the 5th principal meridian. The subject property is located in the City of Dickinson’s Extra Territorial Zone, and it is located just outside of Urban Service Area according to the map in Chapter 6 Infrastructure of the City of Dickinson Comprehensive Plan. Said property contains +/- 51.11 acres.

The final subdivision plat proposes to re-plat Lot 1B of the Southfork Acres Subdivision and to create nine Agriculture (AG) zoned lots ranging in area from 5.02 acres to 7.50 acres. Additionally, the applicant seeks to establish multiple easements to allow for the propagation of utilities, water services, and access with a north-south orientation.

Per Chapter 34 Subdivision of Land of the City of Dickinson Municipal Code, as the proposed plat requires the dedication of public rights-of-way; and as the proposed plat consists of more than four lots, the proposed plat is subject to the major subdivision process.

A preliminary plat request for the Southfork 2nd Addition Subdivision was heard by the Planning and Zoning on May 8, 2024. Both the Planning and Zoning Commission and Community Development staff recommended approval subject to conditions.

Community Development staff recommends approval of FLP-013-2024.

A companion request to rezone this property from Agricultural (AG) to Rural Residential (RR) was heard by the Planning and Zoning Commission on May 8, 2024 (REZ-003-2024). A first reading of the proposed rezoning request was held at the May 11, 2024 City Commission meeting.

Final approval of FLP-013-2024 will be contingent upon both approval of REZ-003-2024 and of a development agreement with the City.

LOCATION

The property is generally located south of City of Dickinson incorporate limits, approximately 350ft west of Highway 22.

CURRENT ZONING	Agricultural (AG)
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	51.11 acres
LOTS PROPOSED	Nine

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2, GC	Undeveloped residential. Two general commercial
East	AG	Undeveloped
South	AG	Single-family residential structure
West	R-1	Single-family residential, floodplain Undevelopable portions.

Analysis: City engineering staff reviewed the plat and has no comments. Residential-sized lots for residential purposes, as a general trend, may increase the travel time per automobile trip. Staff has communicated to the applicant the desire to consider the proposed 70’ water service &

access easements shown on the preliminary plat to be future right-of-way. A development agreement, to be filed at the time of the final plat filing, shall include a section waiving the property owner's rights to protest a future right-of-way dedication at the time the City pursues the need for the right-of-way dedication to support future adjacent development. This also requires the developer to pave the approaches onto Dvorak Drive within the limits of the public right-of-way. This paving shall occur prior to a certificate of occupancy being issued for the building served by the approach.

Compliance with Zoning and Subdivision Regulations:

Approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

Development Agreement:

- The Final Plat shall become effective upon recordation of the companion development agreement which is to be recorded by the Stark County Recorder's office;

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

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-013-2024 Southfork Acres 2nd Subdivision** 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-013-2024 Southfork Acres 2nd Subdivision** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*