



Dickinson South Cemetery Rezone Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: June 3, 2026
 Re: REZ-003-2026 Dickinson South Cemetery Rezone

APPLICANT

City of Dickinson Community
 Development
 38 1st Street West
 Dickinson North Dakota 58601

Public Hearing	June 10, 2026	Planning and Zoning Commission
Public Hearing	June 16, 2026	City Commission
Final Consideration	July 7, 2026	City Commission

The applicant is requesting approval of a Zoning Map Amendment from Agricultural (AG) to Public (P) for All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, in the City of Dickinson’s Extra-Territorial Zone (ETZ). The purpose of this rezone is to allow for the subdivision of the property into 120 1,000-square-foot lots for sale as cemetery plots. The site consists of +/- 11.39 acres.

Staff recommendation: Staff recommends **approval** of this zoning map amendment subject to the approval of the associated FLP-004-2026 and SUP-003-2026.

The companion Dickinson South Cemetery 2nd final major subdivision is also scheduled for public hearing at the June 10, 2026 Planning and Zoning Commission meeting (FLP-004-2026). Additionally, the companion Dickinson South Cemetery Special Use Permit (SUP) is also scheduled for a public hearing at the June 10, 2026 Planning and Zoning Commission meeting (SUP-003-2026).

LOCATION

The property is generally located along 20th Avenue SW, and it is legally described as All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	AG
FUTURE LAND USE MAP DESIGNATION	PUBLIC/CIVIC
GROSS SITE ACREAGE	+/- 11.39 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Undeveloped
East	AG; R-3	Undeveloped
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 Public/Civic. Public (P) is an acceptable zoning district within the Public/Civic FLUM designation.

Compatibility

The property is owned by the City of Dickinson. The proposed subdivision is expanding the existing Dickinson South Cemetery, which falls under the Cemetery use as defined in Section 62-131: Civic use types. The existing use and ownership match the P zoning district purpose described in Table 62-162-1: Purposes of Zoning District.

Compliance with The Municipal Code

The associated subdivision consists of approximately 7.59 acres, and the previously-recorded Dickinson South Cemetery Subdivision consists of approximately 3.80 acres. The associated subdivision contains 120 1,000-square-foot lots. According to Table 62-162-3a: Summary of Site Development Regulations, the minimum lot size required in the AG zoning district is ten (10) acres. The proposed lots do not meet the minimum lot size requirements for the AG zoning district. The Public (P) zoning district does not have a minimum lot size requirement. The City is requesting to rezone the property to the P zoning district so the proposed subdivision will meet development standards.

According to Table 62-162-2: Permitted Uses by Zoning Districts, in Section 62-162: Development regulations, a Cemetery use is permitted by right in the AG zoning district, but requires a Special Use Permit (SUP) in the P zoning district. An SUP application shall be submitted alongside a rezone request.

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-003-2026 contingent on the approval of FLP-004-2026 and SUP-003-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-003-2026: The Dickinson South Cemetery 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-003-2026: The Dickinson South Cemetery 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."*