



Gunwall Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: September 2, 2026
Re: REZ-004-2026 Gunwall Zoning Map Amendment

APPLICANT

Willard Gunwall
11481 34th Street SW
Dickinson, ND 58601

APPLICANT’S REPRESENTATIVE

Mike Wormley
L&D Surveying
2030 105th Avenue SW
Manning, ND 58642

Public Hearing	September 9, 2026	Planning and Zoning Commission
Public Hearing	November 17, 2026	City Commission
Final Consideration	December 1, 2026	City Commission

The applicant is requesting approval of a Zoning Map Amendment from Agricultural (AG) to Rural Residential (RR) for Lot 1 of Block 1 of the proposed Gunwall Subdivision, being a portion of the SW ¼ of Section 24, Township 140 North, Range 97 West, in the City of Dickinson’s Extra-Territorial Zone (ETZ). According to the applicant, the purpose of this subdivision is to establish a five-acre lot to transfer over to a family member. The site consists of +/- 5.00 acres.

Staff recommendation: Staff recommends **approval** of this preliminary major subdivision contingent on approval of PLP-006-2026.

The companion Gunwall preliminary major subdivision is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (PLP-006-2026).

LOCATION

The property is generally located to the north of 34th Street SW and is currently legally described as a portion of the SW ¼ of Section 24, Township 140 North, Range 97 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson’s Extra-Territorial Zone (ETZ).

CURRENT ZONING	AG
FUTURE LAND USE MAP DESIGNATION	AGRICULTURAL
GROSS SITE ACREAGE	+/- 5.00 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Farmstead; agricultural
East	AG	Single-family residential; agricultural
South	AG	Agricultural
West	AG	Agricultural

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 AGRICULTURAL. As shown in Comprehensive Plan Table 5-2. Zoning District Compatibility with Future Land Use Categories, Rural Residential (RR) is an acceptable zoning district within the Agricultural FLUM category.

As the subject property is located outside of the FLUM Urban Reserve area the proposed rezoning is consistent with the Comprehensive Plan.

Compatibility

The proposed RR rezoning would allow for uses that are comparable to and compatible with the adjacent AG zoned properties. Additionally, rezoning the property to RR is consistent with the emerging zoning pattern in the general vicinity.

Compliance with The Municipal Code

The proposed subdivision establishes one five (5) acre lot. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for lots in the AG zoning district is 10 acres. The proposed lot does not meet the minimum lot size requirement for the AG zoning district. The applicants are requesting to rezone the property into the Rural Residential (RR) zoning district, which has a minimum lot size of one (1) acre. All proposed lots exceed the 1-acre lot size minimum for the RR zoning district.

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-004-2026 contingent on the approval of PLP-006-2026.

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

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-004-2026: The Gunwall 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-004-2026: The Gunwall 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."*