



Zowie Heights Addition 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-005-2026 Zowie Heights Addition Zoning Map Amendment

APPLICANT

Jason Tormaschy
2845 10th Avenue East
Dickinson, ND, 58601

APPLICANT’S REPRESENTATIVE

Nick Jensen
Western Edge Surveying, PLLC
1175 Lincoln Street
Dickinson ND 58601

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 General Commercial (GC) for Lots 1, 2, and 3 of Block 1 of the proposed Zowie Heights Addition Subdivision, being a portion of the SE ¼ of Section 27, Township 140 North, Range 96 West, in the City of Dickinson’s Extra-Territorial Zone (ETZ). According to the applicant, the purpose of this subdivision is to annex the properties into City limits and further. The site consists of +/- 30.00 acres.

Staff recommendation: Staff recommends **approval** of this zooming map amendment contingent on approval of the associated PLP-005-2026, FLM-001-2026, ANX-001-2026, and the associated development agreement.

The companion Zowie Heights Addition preliminary major subdivision is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (PLP-005-2026).

The companion Zowie Heights future land use map amendment is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (FLM-001-2026).

The companion Zowie Heights annexation is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (ANX-001-2026).

LOCATION

The property is generally located to the east of 4th Avenue East and is legally described as Lots 1, 2, and 3, Block 1 of the proposed Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, Township 140 North, Range 96 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	+/- 30.00 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	PUD, AG	Residential planned unit development; undeveloped
East	AG, RR	Single-family residential; undeveloped
South	AG	Undeveloped; oil well
West	GC	Commercial

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

The site is located in the Agricultural Category with the Rural Reserve overlay category on the future land use map (FLUM). According to Table 5-2. Zoning District Compatibility with Future Land Use Categories, the General Commercial (GC) zoning district is not permitted in the Agricultural category of the FLUM. The Rural Reserve overlay category does not allow for lots to rezone into either the AG or Rural Residential (RR) zoning districts. The property owner has submitted a companion FLUM amendment application to the Commercial category to allow for the proposed rezone (FLM-001-2026).

Compatibility

The proposed rezoning is comparable to and compatible with the existing GC zoning districts of the adjacent properties to the west of a property, and the proposed rezoning is comparable to and compatible with the development pattern in the general vicinity.

Compliance with The Municipal Code

The proposed Lots 1, 2, and 3 of Block 1 of the Zowie Heights Addition Subdivision are each approximately 10 acres. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for lots in the GC zoning district is 12,000 square feet. The proposed lots meet the minimum lot size requirement of the GC 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-005-2026 contingent on the approval of PLP-005-2026, FLM-001-2025, ANX-001-2026, and the associated development agreement.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-005-2026: The Zowie Heights 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-005-2026: The Zowie Heights 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."*