



Gunwall Preliminary Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: September 2, 2026
 Re: PLP-006-2026 Gunwall Preliminary Major Subdivision

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

The applicant is requesting approval of the Gunwall preliminary major 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 is zoned Agricultural (AG). The site consists of +/- 5.00 acres.

Staff recommendation: Staff recommends **approval** of this preliminary major subdivision contingent on the approval of REZ-004-2026.

The companion Gunwall rezoning request is also scheduled for public hearing at the September 9, 2026 Planning and Zoning Commission meeting (REZ-004-2026).

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	1

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

Compatibility and Compliance with The Municipal Code

A major subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that does not meet at least one of the following requirements:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Gunwall Subdivision consists of one lot and involves the dedication of right-of-way along 34th Street SW. Therefore, the proposed subdivision does not meet the above requirements and is classified as a major subdivision.

The site is located in the Agricultural (AG) zoning district. The proposed subdivision establishes one five (5) acre parcel. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for the AG zoning district is 10 acres. The proposed Lot 1 of Block 1 does not meet the 10-acre lot size minimum. The property owner is concurrently applying for a rezoning from AG to the Rural Residential (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 PLP-006-2026 contingent on the approval of the associated REZ-004.2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-006-2026: The Gunwall Preliminary Major 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-006-2026: The Gunwall Preliminary Major 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."*