



Dsu final plat  
STAFF REPORT

**To:** City of Dickinson Planning & Zoning Commission  
**From:** City of Dickinson Community Development  
**Date:** June 5, 2024  
**Re:** **FLP-014-2024 DSU Athletic Complex 2<sup>nd</sup> Addition Subdivision Final Plat**

**OWNER/APPLICANT**

State of North Dakota  
 291 Campus Drive  
 Dickinson, ND, 58601  
 Leslie.wiestock@dickinsonstate.edu  
 701 502-4067

**APPLICANT’S REPRESENTATIVE**

Andrew Schrank  
 Highlands Engineering  
 319 24<sup>th</sup> Street East  
 Schrank@highlandseng.com  
 701 483 2444

<b>Public Hearing</b>	June 8, 2024	Planning and Zoning Commission
<b>Final Action</b>	June 12, 2024	City Commission

**EXECUTIVE SUMMARY**

Request: This is a proposed final plat of the DSU Athletic Complex 2<sup>nd</sup> Addition Subdivision. The applicant wishes to combine the DSU Athletic Complex Addition Subdivision with an adjacent unplatted 31.38-acre property to the south. The proposed subdivision would result in a one-lot subdivision as well as dedication of a seven (7) foot wide State Avenue right-of-way along the western edge of the subject property.

A preliminary plat request for the DSU Athletic Complex 2<sup>nd</sup> 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.

Staff Recommendation: **Approval subject to conditions.**

Current Plat Legal Description

The proposed DSU Athletic Complex 2<sup>nd</sup> Addition Subdivision would be legally described as being a replat of Lot 1, Block 1 of the DSU Athletic Complex Addition and a parcel of land in the West ½ of Section 4, Township 139 North, Range 96 West in the City of Dickinson, Stark County, ND. The intent of combining the previously platted Lot 1, Block 1 of the DSU Athletic Complex Addition with the un-platted parcel to the south is to eliminate the lot line and not have any setbacks or limitations for the future rodeo arena building expansion.

**LOCATION**

The property is located south of Fairway Street and east of State Avenue North.

<b>CURRENT ZONING</b>	<b>P</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>Public/Civic</b>
<b>GROSS SITE ACREAGE</b>	<b>58.57</b>
<b>LOTS PROPOSED</b>	<b>one</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	P	High School
East	P	University
South	R1	Residential
West	CC; R2	Mixed Commercial; Residential

**STAFF ANALYSIS**

City staff has identified the following issues during the pre-application process.

- The subject property is located within the City of Dickinson Corridor Overlay District and will be required to follow the Article 39 zoning requirements.
  - Traffic Circulation – A traffic impact analysis will be required for the project to consider both the operational traffic and the additional traffic during construction. Considerations are to be given to the traffic operations report prepared for the State Avenue Mill and Overlay project.

- Off-Street Parking – Consideration for utilizing parking with other existing parking lots is encouraged.
- Storm Water – The subject property is located near the upstream end of a known storm water drainage basin which is subject to surcharging and street flooding. Any changes to the flow rates or runoff volumes will further impact this existing challenge. A storm water report will be required for the project with the intent of showing how to minimize these impacts.

**STAFF REVIEW AND RECOMMENDATIONS**

**Compliance with Zoning and Subdivision Regulations:**

According to Article 39.04 of the City’s Zoning Ordinance, the purpose of the Public (P) district is to accommodate substantial public institutions or uses. It sets aside areas for conservation, public recreation, and full access public facilities. The proposed replat is in compliance with the purpose of the P zoning district.

The proposed subdivision plat would consist of one 58.41-acre lot. According to Table 4-3c in Article 39.04 of the City Zoning Ordinance, the P zoning district has no minimum lot area requirement.

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

**Staff Recommendation:** The City Community Development staff recommends **approval** of the final plat subject to conditions.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*“I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-014-2024, the DSU Athletic Complex 2<sup>nd</sup> Addition Subdivision Final Plat** 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-014-2024, the DSU Athletic Complex 2<sup>nd</sup> Addition Subdivision Final Plat**, as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

## ATTACHMENTS