

Statement Concerning the Wood Subdivision

Major Subdivision Plat Application.

Approximately 20 acres in the SW ¼ of Section 30 T140N R96W, in the ETZ of the City of Dickinson, Stark County, North Dakota.

Jonathan and Brittany Wood owners of 20 acres in the SW ¼ of Section 30 T140N R96W, wish subdivide this property into 3 lots (2 at 5 acres, 1 at 10 acres). Their plan is to build a home on the 10-acre lot.

Generally, this would be a minor subdivision, however there are proposed minor arterial and collector routes outlined in the TRANSPORTATION MASTER PLAN, future functional Classification of Streets (figure 2), along the North and East lines of this proposed subdivision. As this Transportation Master Plan is part of the City Ordinances, street dedications would be needed.

However, there are other considerations:

- 1) Through several subdivisions to the south, and all the way South to West Ridge Drive (approximately ¾ mile), there is no provision for a proposed Collector Route. The development pattern of these southern subdivisions would indicate a Collector Route would have to be further west.
- 2) Wood's have only 20 acres and there are 140 acres, of undeveloped land to the West of their proposed subdivision this dedication would be a disproportionate burden on their property.
- 3) In an effort to comply with the Ordinance containing TRANSPORTATION MASTER PLAN, and there is no provision or plan for a proposed Collector Route coming up from the South, and there is a better possibility of a Collector Route running up to the West of this proposed subdivision. If the Wood's have to dedicate these street Right of Ways, we propose to dedicate 50' of street right along the east and the North of this proposed subdivision, however if a street is not developed within 10 years the dedication would vacate and revert back to the current owners.
- 4) As the TRANSPORTATION MASTER PLAN is in Ordinance and any future development would have to comply with this Ordinance as the Wood's are proposing to. The future developments would have to fairly provide the additional 50 of street right of way dedication if there should ever be a need.
- 5) This proposed subdivision is similar in character to the Ridl Acres Subdivision adjacent to the east, with rural type, 5 or more acre lots, as well as the development pattern of this area.
- 6) The 3 lots of this proposed subdivision will have access to a private drive along the West side of this proposed subdivision, with access to 21st St. W.

