



Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
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Date: August 21, 2025

Re: Rezone Application – Stockert's Third Subdivision

Message: Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the August Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Warranty Deeds for the Properties
- City Parcels Map for the Area
- City Zoning Map for the Area
- Stockert's First Subdivision Plat

Rezoning Request

The applicant is requesting a change from Low Density Residential (R1) to General Commercial (GC) for Lot 3, Block 2 of Stockert's First Subdivision.

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Project Description

The owner/applicant is requesting this change in zoning in conjunction with the Major Plat Application for Stockert's Third Subdivision in the City's ETZ to allow for the combination of Lots 1-3, Block 2 of Stockert's First Subdivision and all of Stockert's Second Subdivision.

This request would extend the existing General Commercial zoning one lot to the east. This property has contained general commercial uses for the last 10-plus years. The current owner plans to use this property as a Maintenance Facility for their trucking business. This request would allow for the use of this site to meet the City's zoning code requirements. This request would also allow the lots that are proposed to be combined as part of a separate plat application to have the same zoning district as required by the City's Municipal Code.

To prevent zoning designations that do not align with platted lot lines, we would request that the City make this zone change contingent on the Stockert's Third Subdivision plat.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!

A handwritten signature in blue ink that reads "Andrew Schrank". The signature is fluid and cursive, with a long horizontal line extending from the end.

Andrew Schrank, PE, CFM
Highlands Engineering