



Energy Center 6th Addition Preliminary Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: January 7, 2026
 Re: PLP-001-2026 Energy Center 6th Addition Preliminary Major Subdivision

APPLICANT

Tracy Tooz
 Dickinson Energy Park, LLC
 555 Highway 1804 NE
 Bismarck, ND, 58503

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Dickinson ND 58601

Public Hearing	January 14, 2026	Planning and Zoning Commission
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The applicant is requesting approval of the Energy Center 6th Addition preliminary major subdivision, being a replat of Lots 1, 1A, and 2 of Block 1 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. The site is zoned General Industrial (GI) and Public (P). The site consists of +/- 70.71 acres.

Staff recommendation: Staff recommends **approval** of this preliminary major subdivision contingent on approval of REZ-001-2026 and associated development agreement.

The companion Energy Center 6th rezoning request is also scheduled for public hearing at the January 14, 2026 Planning and Zoning Commission meeting (REZ-001-2026).

LOCATION

The property is generally located along Energy Drive, and it is legally described as Lots 1, 1A, and 2 of Block 1 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	GI & P
FUTURE LAND USE MAP DESIGNATION	PUBLIC/CIVIC
GROSS SITE ACREAGE	+/- 70.71 acres
LOTS PROPOSED	7

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI	Industrial; undeveloped
East	GI	Industrial
South	GI	Undeveloped
West	GI	Undeveloped

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

According to the City’s Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated PUBLIC/CIVIC. Public (P) is an acceptable zoning district within the PUBLIC/CIVIC FLUM designation and brings this property into compliance with the future land use map.

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 conditions:

- 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 Energy Center 6th Addition Subdivision consists of a total of seven lots and involves the dedication of right-of-way. Therefore, the proposed subdivision does not meet the above requirements and is classified as a major subdivision.

Lots 1, 5, and 6 of the proposed subdivision are currently zoned GI and P, while Lot 7 is currently zoned GI. The applicant is proposing to rezone Lots 1 and 7 entirely into the P zoning district and Lots 5 and 6 entirely into the GI zoning district to conform with the change in ownership of portions of the properties. This proposal is consistent with the existing GI zoning found to the east and south of the site and results in only property owned by the City of Dickinson being located in the P zoning district.

The proposed subdivision replats all of Lot 1 and Lot 2 of the Energy Center 3rd Addition into seven total lots. Lot 3 is proposed to be 10.96 acres, Lot 4 is proposed to be 9.23 acres, Lot 5 is proposed to be 12.03 acres, and Lot 6 is proposed to be 9.63 acres, with both being located within the GI zoning district. According to Table 62-162-3c: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for lots in the GI zoning district is 10,000 square feet. All proposed lots meet this development requirement. Lots 1, 2, and 7 would be located in the P zoning district, which does not have a minimum lot size requirement.

A development agreement is being prepared to address the public infrastructure improvements required to be installed with this plat. The development agreement will also address the land swap included with this plat between the applicant and the City of Dickinson.

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-001-2026 contingent on the approval of REZ-001-2026 and the recording of the associated development agreement.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-001-2026: The Energy Center 6th Addition 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-001-2026: The Energy Center 6th Addition 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."*