



Transmittal Letter

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

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: December 4, 2025

Re: Rezone and Preliminary Plat Application – Energy Center 6th Addition

Message: Enclosed you will find the following Rezoning and Preliminary Plat application documents for the above-mentioned project being submitted for consideration at the next Planning and Zoning Meeting:

- Written Statement (included, below)
- Dickinson Energy Park, LLC Deed
- Five (5) Certificates of Survey with Legal Descriptions of Rezoning areas.
- Word Document including Legal Descriptions of Rezoned Parcels
- Preliminary Plat drawing with Aerial Imagery Overlay
- Draft of Final Plat drawing
- Preliminary Site Improvement Plan
- Draft Development Agreement
- Parcel map from the City's GIS page
- FLUM from the City's GIS page
- Zoning map from the City's GIS page
- Utility map from the City's GIS page
- FEMA FIRMette for Project Area

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

WRITTEN STATEMENT

This proposed rezone and preliminary plat application for Energy Center 6th Addition is intended to create four (4) industrial lots, being Lots 3 thru 6 as shown by the enclosed plat drawing, for Dickinson Energy Park, LLC to market for sale for future general industrial development. This plat also includes three (3) lots for the City of Dickinson. Lot 1 is intended for the proposed Public Safety Training Facility that the City plans to build, Lot 2 encompasses the 15-acre lease lot for the ND National Guard Facility, and Lot 7 contains an existing City of Dickinson lift station.

A plat application was previously submitted and approved for the area owned by Dickinson Energy Park, LLC about 2 years ago, but the subdivision plat was never recorded. This previous application included a right-of-way dedication through this site for a proposed public roadway and water line to serve the City property to the north and west of this proposed right-of-way. In accordance with the development agreement for this previous application, this infrastructure was to be paid for largely by a federal grant that the City applied for the last 2 years but was not awarded. Since this federal funding was not approved, this revised plan is being submitted to remove this public right-of-way through the site which reduces the public infrastructure improvements required; therefore, greatly reducing the cost to develop this property.

Upon approval of this plat, land conveyances will be necessary between Dickinson Energy Park, LLC and the City of Dickinson to match ownership to the proposed platted lot lines. These land conveyances are proposed as a roughly equal area land swap between these parties, so no additional compensation for this transfer is necessary. These conveyances will allow for a private access road to be constructed by the City to extend along the south side of the ND National Guard site which will provide a second access said site, and which will provide access to the future City Public Safety Training Facility in Lot 1. This land conveyance will eliminate the need for the public roadway and water line through this subdivision that was proposed as part of the previous plat application for this site that was approved approximately two years ago. A couple of other small portions of property will be conveyed to eliminate the existing curved boundary lines and to "square up" the proposed lot lines. A portion of the southwest corner of this property is also being conveyed to the City of Dickinson to allow additional area for potential future expansion of the lift station in what is proposed as Lot 7. The final area included in this land transfer is the very southeast corner of this site, which is being dedicated as public right-of-way by this plat for a potential future roundabout at the intersection of Energy Drive and E Villard Street. The 25-foot right-of-way dedication along the north side of E Villard Street is not included in these land conveyance areas as this is necessary for the construction of the sanitary sewer system to serve the lots owned by Dickinson Energy Park, LLC. It was decided to dedicate this

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

area as right-of-way rather than placing an easement here to allow for future expansion E Villard St and so that this restricted area is not part of the property tax calculation for these lots. The following bullets summarize the proposed land swaps that are proposed as part of this subdivision:

- Conveyances from Dickinson Energy Park, LLC to City of Dickinson:
 - Parcel A – 1.40 acres
 - Parcel C – 0.17 acres
 - Parcel E – 0.32 acres
 - R.O.W. Dedication for future roundabout at Energy Dr and E Villard St intersection – 0.21 acres (dedicated by Plat, no other conveyance needed)
 - Total – 2.10 acres
- Conveyances from City of Dickinson to Dickinson Energy Park, LLC:
 - Parcel B – 0.11 acres
 - Parcel D – 1.99 acres
 - Total – 2.10 acres

As shown by the enclosed zoning map for this site, the portion of this property owned by the City, being Lot 1A, is zoned Public (P), and the remaining portion of this site is zoned General Industrial (GI). To meet the City Ordinance that zoning match platted lot lines, the areas being conveyed as noted above will require zone changes to match the zoning of the lot they will accompany. We are also requesting that Lot 7, which includes the City Lift Station, be zoned Public (P). The proposed zone changes requested in combination with this plat are as follows:

- Rezone from General Industrial (GI) to Public (P):
 - Parcel A – 1.40 acres
 - Parcel C – 0.17 acres
 - Parcel E – 0.32 acres
 - Lot 2, Block 1, Energy Center 3rd Addition – 0.23 acres
- Rezone from Public (P) to General Industrial (GI):
 - Parcel B – 0.11 acres
 - Parcel D – 1.99 acres

Access to each lot will be provided from the rights-of-way adjacent to this subdivision, as each lot proposed will abut a public right-of-way. Lot 2 already has access to Energy Drive at the northeast corner of this lot. A future private access road is planned to be constructed by the City through the 50-foot area south of Lot 2 to provide a second access to Lot 2 and to access the future public training facility that is planned to be constructed within Lot 1. Access to the remaining lots will come from the E Villard St and Energy Drive rights-of-way as approved by the City at the time of building permit approval.

As part of the pre-application letter, City Staff requested trip generation information for this site. The lots to be owned by the City, Lots 1, 2, and 7, were not included in this trip generation analysis as the City is more familiar with the use of these lots and should be able to provide their own traffic data as necessary. Trip generation information available from the ITE Trip Generation Manual, 10th Edition, was reviewed to determine the most appropriate land use category available to generate trip estimates for Lots 3-6. A Land Use category with industrial uses having information available based on the acreage of the property was desired as this is all that is known about the intended use of this property at this time. The "Manufacturing" land use was the most applicable category that met these requirements. The ITE Manual defines this category as "an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions." The average rate of trip ends generated for this land use are 35.02 per acre with 50% entering and 50% leaving and a standard deviation of 28.72 vehicles according to the ITE Manual. It should be noted that this information provided may vary greatly based on how each lot is developed and the actual uses of this land, which is indicated by the high standard deviation of this data. The following bullets depict trip ends anticipated for Lots 3-6 in this development.

- Lot 3, 10.96 acres = ±384 trip ends
- Lot 4, 9.23 acres = ±323 trip ends
- Lot 5, 12.03 acres = ±421 trip ends
- Lot 6, 9.63 acres = ±337 trip ends
- Total for Lots 3-6, 41.85 acres = ±1465 trip ends

Water mains are currently in place within the E Villard St and Energy Drive rights-of-way adjacent to this subdivision. Service line connections will be made to these existing mains to serve the lots within this subdivision at the time of development. Lot 2 already has a water and sewer service line in place.

Sanitary sewer service to Lot 2 is already along the east side of this lot. Sanitary sewer service to Lot 1 will be extended by the City from an existing sanitary sewer main along the west edge of this subdivision through the easement provided in the northwest corner of Lot 6. A new public sanitary sewer system will need to be extended through this subdivision to serve the remaining lots, Lots 3-6. This sanitary sewer extension will be constructed by Dickinson Energy Park, LLC as it will serve the lots that they own. This system will begin at the southwest corner of Lot 3 and will extend south through the easement provided as well as Tract 1 to the proposed right-of-way dedication along the north side of E Villard St where it will turn and head west to the existing lift station in Lot 7. Service line stub outs will be provided for Lots 3 thru 6. This sanitary sewer line

location was selected as it lies within the natural low area of the topography, which will allow sanitary waste from all lots to flow to this main by gravity avoiding the need for additional lift stations. After construction and approval of this system by the City of Dickinson, the ownership and maintenance of this system will be turned over to the City.

Tract 1 is to be reserved for stormwater management and public infrastructure as noted on the plat drawing. A stormwater management facility and a portion of the previously mentioned sanitary sewer system are to be constructed within this Tract to serve this development. Lots 3 thru 5 will have pre-vs-post development runoff detained within the regional stormwater management facility that is to be constructed within Tract 1. The location of Tract 1 was selected as it is the current outfall location for runoff from these three lots, which will help to reduce the amount of site grading required to drain runoff from these lots to this facility. After construction of this stormwater management system by Dickinson Energy Park, LLC and approval by the City, Tract 1 will be deeded to the City of Dickinson and future ownership and maintenance of this tract will be the responsibility of the City. The remaining lots do not drain to this tract as they have other runoff outfall locations. Therefore, the remaining lots will need to detain runoff individually within their property in accordance with City Codes and policies at the time of development.

A draft development agreement is included with this application to detail the infrastructure construction requirements and future maintenance responsibilities. In general, the public infrastructure required, i.e. the stormwater management facility in Tract 1 and the proposed sanitary sewer system, will be constructed by Dickinson Energy Park, LLC in accordance with City Standards and Policies. After approval of this infrastructure by the City, this infrastructure will be turned over to the City of Dickinson for future ownership and maintenance.

This subdivision is located within the City's Corporate Limits. The owner does not own or intend to purchase surrounding property. We have not informed neighboring properties of this request. This application is being submitted in accordance with local, state, and federal requirements to the best of our knowledge.

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



Andrew Schrank, PE, CFM

Highlands Engineering

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601