



Transmittal Letter

To: Matthew Galibert – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
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Date: November 30, 2023

Re: Rezone Application – State 9th Addition

Message: Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the January 17th Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Purpose Statement for the Zone Change
- Legal Descriptions (included, below) for the Proposed Zoning
- Warranty Deed for the Property
- Map of Proposed Zoning Changes
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses/Buildings

Rezoning Request

The applicant is requesting a change from Community Commercial (CC) to High Density Residential (R3) for the area described by this application.

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Legal Description of Proposed Zoning Designations

The legal description provided is the future legal description that would be effective after the proposed final plat for State 9th Addition is recorded. This description is desired rather than the current metes and bounds descriptions to ensure that it matches final boundaries shown by this plat even if minor lot line changes are requested or required during the final plat approval process over the next few months. It is acceptable to the applicant if the City needs to make this rezoning approval contingent on the Final Plat approval.

- Lots 4-8, Block 1, State 9th Addition to the City of Dickinson, Stark County, ND

Purpose Statement

Based on the owner's market analysis, they have found that the desire for commercial property in the Dickinson area is for smaller commercial lots rather than the currently platted ± 1 -acre lots within this site. They have also found that a demand exists for additional residential property in the States Addition area. Therefore, this FLUM amendment will decrease the commercial property within these three (3) lots to ± 0.6 -acres each by creating five (5), ± 0.25 -acre lots along the southern ± 109 -feet of this site. The proposed zoning for these lots is High Density Residential (R3), although it is anticipated that these lots will contain either duplexes or single-family residences. The R3 zoning designation will decrease the required setbacks and buffer yards between these lots and the adjacent commercial zoning to maximize the buildable area within these residential lots.

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



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