



Transmittal Letter

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

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

Re: FLUM Application – State 9th Addition

Message: Enclosed you will find the following FLUM 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 Project Description
- Written Statement (included, below) per Policy 1.3.3. of the Comprehensive Plan
- Legal Descriptions (included, below) for the Proposed FLUM Designations
- Warranty Deed for the Property
- Map of Proposed FLUM Changes
- Map of Proposed Zoning Changes
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses/Buildings

FLUM Requested Change

The applicant is requesting a change from Commercial to Residential for the area described by this application.

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Legal Description of Proposed FLUM Changes

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 FLUM approval contingent on the Final Plat approval.

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

Project Description

This FLUM amendment will allow for the subsequent zone change request and subdivision plat for State 9th Addition, which is the replat of Lots 4-6, Block 1, State 8th Addition. As part of this development, the applicant desires to decrease the commercial area within this property by creating new residential development along the southern ± 109 -feet of these lots as shown by the enclosed FLUM. The owner also plans to subdivide this property as shown by the enclosed preliminary plat drawings for State 9th Addition.

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.

Written Statement per Policy 1.3.3. of the City's Comprehensive Plan

Impact to the Future Land Use Map (FLUM)

This application would revise the FLUM from Commercial to Residential within the proposed Lots 4-8, Block 1, State 9th Addition as shown by the enclosed FLUM Changes map.

Consistency with the Comprehensive Plan policies and all other City plans

This application is consistent with the current Comprehensive Plan policies. Approving this FLUM amendment will allow for the subsequent zone change and subdivision plat applications to be consistent with the City's ordinances if these applications are approved as proposed.

Availability of city infrastructure to serve the property in which the Future Land Use Map amendment is requested

Existing 6" water service and 6" sanitary sewer service lines are stubbed to the southern edge of the existing three (3) lots from the existing 8" mains within 8th Street W. A 12" water main and 8" sanitary sewer main are also present within Fairway Street. These existing utilities are shown on the preliminary plat drawing.

New water and sewer service line connections will be required for the proposed Lots 5 and 7, Block 1, State 9th Addition. Furthermore, if any multi-family residences are constructed in these southern residential lots, additional water and sanitary sewer service lines will be required for each additional unit if the units are to have separate ownership. Additional service lines to the residential lots from the existing mains in 8th Street W will be constructed by the future developer at the time of building permit application for the residence since the number of service lines required is currently unknown.

The three (3) commercial lots on the north side of this development will require new water and sanitary sewer service lines. These service lines will be connected to the existing mains in Fairway Street and stubbed to these lots by the current owner/developer. These connections will require some patching of Fairway Street, which will be minimized as much as feasible.

Location of the property in relation to planned thoroughfares and the availability and cost to the City to provide infrastructure

As discussed previously, additional water and sanitary sewer service lines will be required to serve these lots. However, this cost will be paid by the future developer. A left turn lane in the median of Fairway Street is also proposed by the developer to provide improved access to the commercial lots on the north side of this property. Again, if this turn lane is allowed by the City, the full cost would be paid by the current owner/developer.

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No other off-site infrastructure improvements are proposed for this development. Therefore, this proposal will have no cost to the City since it is located along existing thoroughfares and infrastructure.

Compatibility of the requested future land use designation in relation to abutting or adjacent future land use designations

The proposed FLUM change will replace the existing commercial designation with a residential designation. With the existing residential designations and residential development located directly south of this property, this change will be consistent with abutting designations to the south.

Extent to which the future land use designation establishes or reinforces an urban sprawl pattern of development as opposed to an orderly, compact form of development

Based on the developer's market analysis for this property, it was found that this area has remained undeveloped since it was platted in 2011 due, at least in part, to the limited market for 1-acre commercial property. They also found that there is a demand for additional housing within this State Addition area. By reducing the size of the commercial lots and adding additional residential lots, the developer can meet these market needs within a largely developed area of Dickinson. This proposal will help promote infill development within the City in an area with public infrastructure already in place.

Whether the first two phase of the Capital Improvement Program include programmed improvements in the area where the Future Land Use Map amendment is proposed

A water storage tank on the NW side of Dickinson and new transmission line along the West I-94 Business Loop was proposed to increase the available water flow to this area as part of the Comprehensive Plan Planning Period 1 (2013-2016). These improvements have been completed.

A proposed trail along Fairway Street north of this property was proposed as part of Comprehensive Plan Phase 2 (2016-2017). This trail has been constructed.

No other required improvements were found in our analysis of the comprehensive plan.

Short-term and long-term fiscal impacts to the City of approving the Future Land Use Map amendment

This proposal will not have any increased short-term or long-term costs to the City. The public infrastructure to serve this development is already in-place, and any increase in infrastructure usage or demand created by this development will be negligible in comparison to the previously planned commercial designation.

The City will benefit from this proposal as development of this property will create additional property tax, and potentially additional sales tax from the commercial areas. The developer already has commitments from parties interested in purchasing and building within these lots if this request is approved. Therefore, it is anticipated that the additional property tax revenues could be generated within 1-2 years of the approval of this request.

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 stroke extending to the right.

Andrew Schrank, PE, CFM
Highlands Engineering