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

Date: April 9th, 2025

Subject: Rezone Application – Jolliffe Acres Subdivision

Attached to the application form you will find the following Rezone Application Documents for the area of the Jolliffe Acres Subdivision being submitted for consideration:

- Pre-submittal Meeting Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Preliminary Plat Drawing
- Preliminary Plat Drawing – With image, showing current land usage.
- City Zoning Map (ETZ Zone)
- FEMA Floodplain Map

Rezoning Request:

The applicant requests rezoning the subject property, currently zoned Rural Residential, to Agriculture to align with its intended agricultural use. The property's current condition marked by significant drainage features and a FEMA SFHA Zone 'A' on the north side supports this change, as agricultural use may better accommodate its natural state than residential development. The recently submitted Preliminary Major Subdivision Replat, now under separate consideration, reconfigures the property into lots of five acres or greater to meet Agricultural zoning standards. We acknowledge city staff's recommendation against this change; however, the applicant believes this rezoning supports the property's rural character and long-term viability, consistent with adjacent agricultural zoning to the west.

Project Description:

The applicant, Erik Jolliffe, holds a purchase agreement with the Duane Sickler Estate for this property, originally part of Greenvale 3rd Subdivision. The land features significant drainage from the east and west, runoff from adjacent development to the south, and a FEMA SFHA Zone 'A' on the north. Rezoning to Agriculture, paired with the replat, reduces potential development pressure. The applicant plans to construct a residence on proposed Lot 2 near the vacated Right-of-Way and hay the remaining ground, a use consistent with the property's intermittent agricultural activity since the creation of Greenvale 3rd Subdivision nearly 44 years ago, excluding lots 5-8 of Blocks 3 and 4. Access is proposed via an existing paved road, 31P St SW, from the north. The property lies outside the City's Corporate Limits, Urban Service Boundary, Urban Area Boundary, and Water Service Boundary. The area, as described, is undeveloped though Southwest

Water services it via an existing meter. Surrounding zoning includes mixed uses to the south and southeast, Rural Residential to the east and northeast, and Agricultural to the west, aligning this request with existing patterns and avoiding spot zoning.

Thank you for your consideration of this application and we appreciate any feedback or questions you may have.

Thanks,
Nick Jensen
Western Edge Surveying, PLLC