



Energy Center 6th Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: January 7, 2026
Re: REZ-001-2026 Energy Center 6th Rezone

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
Public Hearing	March 24, 2026	City Commission
Final Consideration	April 7, 2026	City Commission

The applicant is requesting approval of a Zoning Map Amendment from General Industrial (GI) and Public (P) to Public (P) for Lot 1 of Block 1 of the Energy Center 6th Addition Subdivision, a Zoning Map Amendment from General Industrial (GI) to Public (P) for Lot 7 of Block 1 of the Energy Center 6th Addition Subdivision, and a Zoning Map Amendment from Public (P) and General Industrial (GI) to General Industrial (GI) for Lot 5 and Lot 6 of Block 1 of the Energy Center 6th Addition, located in the City of Dickinson. The site consists of +/- 31.98 acres.

Staff recommendation: Staff recommends **approval** of this rezoning request contingent on approval of PLP-001-2026 and recording of the Energy Center 6th Addition Subdivision and associated development agreement.

The companion Energy Center 6th Addition preliminary major subdivision plat is also scheduled for public hearing at the January 14, 2026 Planning and Zoning Commission meeting (PLP-001-2026).

LOCATION

The property is generally located along Energy Drive, and it is legally described as Lots 1, 5, 6, and 7, Block 1, of the proposed Energy Center Sixth Addition Subdivision, located within the SE1/4 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	+/- 31.98 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI & P	Undeveloped; National Guard Readiness Center
East	GI	Industrial; undeveloped
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

The proposed rezoning is comparable to and compatible with the existing GI and P zoning districts of the adjacent properties in the proposed Energy Center 6th Subdivision. Additionally, the properties surrounding the proposed subdivision are zoned GI.

Compliance with The Zoning Ordinance

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 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. Both proposed lots meet this development requirement. Lots 1 and 7 would be located in the P zoning district, which does not have a minimum lot size requirement.

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 REZ-001-2026 contingent on the approval of PLP-001-2026 and the recording of the associated Energy Center 6th Addition final major subdivision.

MOTIONS:

*****Approval*****

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