



Transmittal Letter

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

From: Andrew Albrecht, PE/LS
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
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Date: September 30th, 2025

Re: Rezone Application – Diamond 1st Addition

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

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Warranty Deeds for the Properties
- City Parcels Map for the Area
- City Zoning Map for the Area
- Irregular Plat of Lots 1A & 2A, Energy Center 1st Subdivision

Rezoning Request

The applicant is requesting a change from General Commercial (GC) to General Industrial (GI) for the West 292.78 feet of the south 95.62 feet of Lot 1A, Block 1 of Energy Center 1st Subdivision.

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Project Description

The owner/applicant is requesting this change in zoning in conjunction with the Minor Plat Application for Diamond 1st Addition to the City of Dickinson to allow for the combination of the south 95.62 feet of Lot 1A and Lot 4, Block 1 of Energy Center 1st Subdivision into the proposed Lot 2, Block 1, of Diamond 1st Addition.

The East portion of Lot 1A, known as Parcel A, Lot 2, Block 1, Energy Center 1st Subdivision per document number 3180827, is already Zoned General Industrial (GI) as it was not rezoned during the irregular plat process.

This request would extend the existing General Industrial (GI) zoning into remaining south 95.62 feet of Lot 1A. The remaining north portion of Lot 1A would remain General Commercial (GC) This request would allow for the use of this site to meet the City' zoning code requirements. This request would also allow the lots that are proposed to be combined as part of a separate plat application to have the same zoning district as required by the City's Municipal Code.

To prevent zoning designations that do not align with platted lot lines, we would request that the City make this zone change contingent on the Diamond 1st Addition plat.

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 J. Albrecht, PE/LS
Highlands Engineering