



CITY OF
Dickinson
North Dakota

Unified Development Application

NOTE: A PRE-APPLICATION MEETING WITH CITY STAFF IS REQUIRED PRIOR TO APPLYING.

Have you met with Planning Staff regarding your application? *

☒ Yes

☐ No

Please upload the letter or counseling form you received following your pre-application meeting: *



Browse Files

Drag and drop files here

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Required in order to apply



Type of Development *

Special Use Permit



ALL OF THE FOLLOWING ITEMS SHALL BE SUBMITTED WITH THE APPLICATION

- Presubmittal meeting letter.
- A description of the proposal that specifically describes the function, operation and duration of the proposed use.
- A description of how the project address the criteria listed in Table 12-1, Section 39.12.003 of the Zoning Ordinance.

Those criteria are found on pages 3 and 4 of this application form.

- Legal Description of property
- Copy of the recorded deed of the subject property
- Scaled map of the property showing boundaries, current and proposed zoning, adjacent zoning; and all existing and proposed buildings and land uses on the property
- Proposed site plan/master plan
- Additional information deemed by staff as necessary to conduct a thorough analysis of the application, which may include, but may not be limited to, a stormwater analysis, a traffic study, or an environmental impact study

PLEASE PROVIDE A WRITTEN DESCRIPTION OF HOW THE PROJECT IS CONSISTENT WITH EACH OF THE FOLLOWING CRITERIA IN TABLE 12-1, SECTION 39.12.003 OF THE ZONING ORDINANCE

Land Use Compatibility

- Site area per unit or floor area ratio should be similar to surrounding uses if not separated by natural or artificial features
- Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations
- Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.
- Building coverage should be similar to that of surrounding development of possible. Higher coverage should be mitigated by landscaping or site amenities.

Site Development

- Project frontage along a street should be similar to lot width.
- Parking should serve all structures with minimal conflicts. Circulation between pedestrians and vehicles as well as lighting.
- All structures must be accessible to public safety vehicles.
- Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.
- Lighting plan

Landscaping/Street Trees

- Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.

Operating Characteristics

- Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.
- Project design should direct non-residential traffic away from residential areas.
- Projects with long operating hours must minimize effects on surrounding residential areas.
- Outside storage areas must be screened from surrounding streets and less intensive land uses.

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- Developments within 200 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.
- Sanitary sewer must have adequate capacity to serve development.
- Development should handle storm water adequately to prevent overloading of storm water management system.
- Development should not inhibit development of other properties.
- Development should not increase probability of erosion, flooding, landslides, or other run-off related effects
- Project must be served by utilities
- Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.
- Projects should be consistent with the City of Dickinson's Comprehensive Plan.

Applicant Information

Name *

Cailie

Brewer

First Name

Last Name

Company

The Barking Lot

If applicable

Applicant Email *

thebarkinglotnd@gmail.com

example@example.com

Applicant Phone # *

(701) 590-5181

Please enter a valid phone number.

Applicant Representative

Applicant Representative (if applicable)

First Name

Last Name

Applicant Representative Company

Type here...

If applicable

Applicant Representative Email

example@example.com

Applicant Representative Phone #

(000) 000-0000

Please enter a valid phone number.

Property Owner Information

Owner Name *

Cailie	Brewer
--------	--------

First Name

Last Name

Owner Address *

270 Dakota Pl.

Street Address

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Street Address Line 2

Dickinson	ND
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City

State / Province

58601

Postal / Zip Code

Owner Email *

Owner Phone # *

thebarkinglotnd@gmail.com

example@example.com

(701) 590-4320

Please enter a valid phone number.

Is the owner present to Sign *

Yes



Signature *

Clear

Will this application require any other action to complete the development? *

No



Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

Type here...

Legal - Section/Township/Range *

1/4 Section			Township	Range
Description	NW ¹ / ₄ of the SW ¹ / ₄ of Sector	139 N		96 W

Legal - Lot/Block/Addition *

Lot		Block	Addition
Description	Lot 7	Block 4	Suncrest Addition

Property Address / General Project Location *

270 Dakota Pl.

Total Square Footage or Acreage of Subject Property *

11667

Existing Future Land Use Map Category *

Residential



Existing Zoning *

R2 - Medium Density Residential



Existing Use *

Residential Single Family



Property is located within the following Overlay District(s) as described in [Zoning Code Ordinance Article 39.05](#)

Overlay District Description *

Dickinson Zoning: Low Density Residential: R1

Use N/A if not applicable

Special Use Permit for the following Use: *

Dog Grooming

Site Exhibit - Not Less than 1" = 20' Scale *



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Transmittal Letter (Explanation of Request & Proposed Operations) *



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Floor Plan if Accessory Dwelling Unit



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Deed for Property *



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IMG_3624.jpeg#jotfo...da9d562c



Application Fees *

350	USD
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Applicable Fees

Credit Card Details

First Name	Last Name
Credit Card Number	Security Code
Expiration Month	Expiration Year

Applicant Signature *

Sign Here

Date *

MM-DD-YYYY

Date

Clear

PLEASE READ - SCAM ALERT: The City of Dickinson has been made aware of an ongoing scam campaign targeting businesses and citizens with regards to the payment of application fees. The emails are currently coming from the email address: planning.dickinsongov@usa.com. The City of Dickinson does not send invoices regarding fees associated with the Planning & Zoning Commission and has no fees outside of the application fee. If you receive any invoices or have questions regarding the validity of an electronic message regarding application fees, please contact the City at 701-456-7020 to verify it.

Save

Submit