



## Transmittal Letter

**To:** Natalie Birchak – City Planner  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
Highlands Engineering  
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**Date:** March 6, 2026

**Re:** Rezoning Application – Eagles Point Second Subdivision

**Message:** Enclosed you will find the following Rezoning application documents for the above-referenced project being submitted for consideration:

- Pre-Submittal Meeting Letter
- Written Statement (included, below)
- Warranty Deed for the Property
- Parcel Map of the site location from the City's GIS page
- Zoning Map of the site location from the City's GIS page
- Preliminary Plat Drawing with aerial image showing current site conditions
- Proposed Final Plat Drawing

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## Legal Description

Lot 2, Block 1 of Eagles Point Subdivision

## Zoning

Current: Agricultural

Proposed: Rural Residential

## Written Statement

This proposed rezone request is to change the zoning of Lot 2, Block 1 of Eagles Point Subdivision, located within the City's ETZ northwest of the City of Dickinson, from Agricultural to Rural Residential. This will allow for the subsequent plat application for Eagles Point Second Subdivision, which will create eight (8) Rural Residential lots within this existing lot that are  $\pm 5$ -acres in area, each. The current Agricultural zoning requires a minimum lot size of 10-acres. Therefore, this zone change request to Rural Residential is being submitted to allow for the proposed  $\pm 5$ -acre lot sizes. The applicant plans to advertise these lots for sale for residential development after approval of this 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 Schrank, PE, CFM**  
**Highlands Engineering**