



Dsu preliminary plat
STAFF REPORT

To: City of Dickinson Planning & Zoning Commission
From: City of Dickinson Community Development
Date: May 8, 2024
Re: **PLP-006-2024 DSU Athletic Complex 2nd Addition Subdivision Preliminary Plat**

OWNER/APPLICANT

State of North Dakota
291 Campus Drive
Dickinson, ND, 58601
Leslie.wiestock@dickinsonstate.edu
701 502-4067

APPLICANT’S REPRESENTATIVE

Andrew Schrank
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Public Hearing	May 8, 2024	Planning and Zoning Commission
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EXECUTIVE SUMMARY

Request: The applicant wishes to combine the DSU Athletic Complex Addition Subdivision with an adjacent un-platted 31.38-acre property to the south. The proposed subdivision would result in a one-lot subdivision as well as dedication of a seven (7) foot wide State Avenue right-of-way along the western edge of the subject property.

Staff Recommendation: **Approval subject to conditions.**

Current Plat Legal Description

The proposed DSU Athletic Complex 2nd Addition Subdivision would be legally described as being a replat of Lot 1, Block 1 of the DSU Athletic Complex Addition and a parcel of land in the West ½

of Section 4, Township 139 North, Range 96 West in the City of Dickinson, Stark County, ND. The intent of combining the previously platted Lot 1, Block 1 of the DSU Athletic Complex Addition with the un-platted parcel to the south is to eliminate the lot line and not have any setbacks or limitations for the future rodeo arena building expansion.

LOCATION

The property is located south of Fairway Street and east of State Avenue North.

CURRENT ZONING	P
FUTURE LAND USE MAP DESIGNATION	Public/Civic
GROSS SITE ACREAGE	58.57
LOTS PROPOSED	one

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	P	High School
East	P	University
South	R1	Residential
West	CC; R2	Mixed Commercial; Residential

STAFF ANALYSIS

City staff has identified the following issues during the pre-application process.

- The subject property is located within the City of Dickinson Corridor Overlay District and will be required to follow the Article 39 zoning requirements.
- Traffic Circulation – A traffic impact analysis will be required for the project to consider both the operational traffic and the additional traffic during construction. Considerations are to be given to the traffic operations report prepared for the State Avenue Mill and Overlay project.
- Off-Street Parking – Consideration for utilizing parking with other existing parking lots is encouraged.

- Storm Water – The subject property is located near the upstream end of a known storm water drainage basin which is subject to surcharging and street flooding. Any changes to

the flow rates or runoff volumes will further impact this existing challenge. A storm water report will be required for the project with the intent of showing how to minimize these impacts.

STAFF REVIEW AND RECOMMENDATIONS

Compliance with Zoning and Subdivision Regulations:

According to Article 39.04 of the City's Zoning Ordinance, the purpose of the Public (P) district This district accommodates substantial public institutions or uses. It sets aside areas for conservation, public recreation, and full access public facilities. The proposed replat is in compliance with the purpose of the P zoning district.

The proposed subdivision plat would consist of one 58.41-acre lot. According to Table 4-3c in Article 39.04 of the City Zoning Ordinance, the P zoning district has no minimum lot area requirement.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Community Development staff recommends **approval** of the preliminary plat subject to conditions.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-005-2024, the DSU Athletic Complex 2nd Addition Subdivision Preliminary Plat, subject to conditions, as meeting all the requirements of the Dickinson Municipal Code and also 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 **PLP-005-2024, the DSU Athletic Complex 2nd Addition Subdivision Preliminary Plat**, as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*