



To: Joshua Skluzacek – Community Development Director
City of Dickinson
38 1st Street W
Dickinson, ND 58601

From: Andrew Schrank, PE
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Date: April 4, 2024

Re: Major Preliminary Plat Application – DSU Athletic Complex 2nd Addition

Message: Enclosed you will find a Major Preliminary Plat application for the above referenced project being submitted for consideration at the next available Planning and Zoning Meeting:

- Written Statement (included, below)
- Deed for the Property
- Preliminary Plat drawing with Aerial Imagery Overlay
- Draft of Final Plat drawing
- Mathematical solution for closure of lots
- Preliminary Site Improvement Plan
- Parcel map from the City's GIS page
- Zoning map from the City's GIS page
- Utility map from the City's GIS page
- FEMA map from the City's GIS page

WRITTEN STATEMENT

General Project Description

This proposed preliminary plat application for DSU Athletic Complex 2nd Addition is being submitted to allow for proposed improvements to the existing agricultural building and arena within this site. A preliminary site improvement plan has been submitted with this application. The northern portion of this property containing the Sanford Sports Complex is currently Platted as DSU Athletic Complex Addition, but the southern portion of this site containing the Biesiot Activities Center (BAC) and the Agricultural Building/Arena is unplatted. City ordinances require that this property be platted to obtain the building permit required for these proposed improvements.

This property is currently zoned Public (P), which allows for all current and proposed uses so no change in zoning will be required. This subdivision is also located within the City's Corporate Limits. The owner does not own or intend to purchase surrounding property. We have not informed neighboring properties of this request; however, this project has been presented in multiple public meetings. This application is being submitted in accordance with local, state, and federal requirements to the best of our knowledge.

Roadway Improvements, Access, and Projected Traffic

The western boundary of this site currently borders State Avenue. To provide the 40-foot of public right-of-way desired by the City for State Avenue a 7-foot-wide right-of-way dedication is proposed for the western edge of the previously unplatted portion of this property. No new public roadways are proposed as part of this project.

This site is currently accessed by three driveways from State Avenue on the west side of the property, College Avenue on this south side of the property, and two driveways from 13th Ave W on the east side of the property. These access points lead to a ±611 stall paved parking lot south of the agricultural building and west of the BAC, and a ±112 stall parking lot with an asphalt milling surface south of the Sanford Sports Complex.

This existing parking and access will be utilized to serve the proposed building with some minor improvements. To meet the fire code requirements, a paved fire lane will be constructed around the east and north side of the proposed arena building. This pavement will extend east to 13th Ave W and will also connect to the Sanford Sports Complex parking lot.

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Although the number of events held in this area being platted will likely be increased with the addition of the proposed arena building, the peak traffic demand is not expected to increase. The new arena building will have a capacity of <1,000. The largest capacity events held at this site will still be held at the BAC, which has a capacity of around 3,000. The owner has indicated that multiple large-scale events will not be held concurrently due to the site and staffing constraints that this would create. Therefore, either one large scale event would be held at a time that would not exceed the current maximum capacity of the BAC since this is the largest facility on-site, or multiple smaller events may be held that would not have a combined capacity greater than the current BAC maximum capacity of around 3,000. Therefore, as previously indicated, events may happen more frequently at this site, but the peak number of users, which is the critical component for traffic, would not be increased above what this site currently generates.

Topography and Drainage

The portion of the site south of the east-west private access road that cuts through the center of this property currently drains to a low area with an outlet into the City's storm sewer system at the southwest corner of this property. The proposed development will continue to drain to this low area, and a stormwater analysis will be completed to ensure that the pre-vs-post development runoff is not increased in accordance with City ordinances.

The area north of this low area drains to the detention pond at the southeast corner of the Sanford Sports complex. The proposed trailer parking area north of the arena building will drain to this detention pond, but the pond was sized for this runoff in its original design. Therefore, no improvements to this northern stormwater facility are proposed.

Water and Sewer Improvements

No new public water or sewer improvements are proposed as part of this project. Water and sanitary sewer service lines will be extended from existing mains to the proposed arena building, but these will be privately owned and maintained.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



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