

March 7, 2025

Josh Skluzacek  
Community Development Director  
City of Dickinson  
Department of Engineering  
99 2<sup>nd</sup> Street East  
Dickinson, ND 58601

Re: Badlands Storage 2<sup>nd</sup> Addition Minor Plat & Special Use Permit

Dear Mr. Skluzacek,

On behalf of the applicant, Badlands Storage LLC, please find enclosed the following items for your review of the Five Star Storage Facility at 430 29<sup>th</sup> Street West. The following documents are for the final phase of the Five Star convenience storage development:

- Minor Subdivision Plat
- Special Use Permit
- Petition for Easement Vacation

**Project Location**

- Address: 430 29<sup>th</sup> Street West, Dickinson, ND 58601
- Legal Description:
  - a. Lot 1, Block 1, Badlands Storage Subdivision & Lot 1, Block 1, Tweeten's 3<sup>rd</sup> Addition
    - i. A Minor Plat is in process for this lot modification to combine the two lots into one lot will be submitted.
    - ii. Lot Area: 6.04 acres+/-

**Project Description**

- The applicant intends to construct the second and final phase of the master planned convenience storage facility at 430 29<sup>th</sup> Street West.
- A Minor Subdivision Plat is required to combine the two lots into one. The intent is to remove the west boundary line of lot 2, block 1, Tweeten's 3<sup>rd</sup> Addition and vacate the existing utility easement to allow for construction of a convenience storage facility.
- A Special Use Permit is required for the proposed convenience storage use. An existing special use permit was granted for this project in 2014. A new special use permit will be required for this convenience storage facility due to site layout changes from the original master plan layout.

- A petition for Easement Vacation will be required to vacate a portion of an existing easement found on Lot 1, Block 1, of Tweeten's 3<sup>rd</sup> Addition. Vacation of this easement is necessary for the construction of the convenience storage facility.

#### **Existing & Proposed Site Conditions**

- The existing site is currently being utilized as a convenience storage facility. Phase 1 of this project was constructed in 2014/2015.
- Current Land Use and Zoning:
  - The current zoning of this property is CC – Community Commercial.
- Neighboring Uses:
  - East neighboring property is zoned LC-Limited Commercial and is currently a childcare center.
  - West neighboring property is zoned R2-Medium Density Residential and is currently a church/school.
- Floodplain/Floodway/100-year Floodplain
  - The project site is not located within the 100-year floodplain.
- Special Use Permit:
  - A special use permit will be required for this convenience storage facility due to site changes from the original master plan layout.
  - Land Use Compatibility:
    - The south half of the existing property is an existing convenience storage facility.
    - The proposed buildings will be similar in nature to the existing convenience storage facility buildings.
  - Site Development:
    - The current site fronts along 29<sup>th</sup> Street West with a single access.
    - Parking will be provided onsite at a minimum ration of 1 stall per 20 units.
    - All structures will be accessible to public safety vehicles.
      - The existing site has security gated access. Emergency vehicles have access through the security gate with the provided code.
      - The proposed site has ample turning radius around the proposed buildings to allow emergency service vehicle movements.
    - Site lighting will be provided from building mounted lights along the access lanes and parking areas.
  - Landscaping/Street Trees:
    - The proposed site will combine existing landscape areas with proposed landscape areas.

- A landscape buffer of 20' is required along the western side of the property due to the neighboring R2 zoning. A 6' tall fence shall be installed within the buffer yard area.
- The landscape depth along 29<sup>th</sup> Street is 20' in depth, and the proposed landscape depth along 3<sup>rd</sup> Avenue is 72' in depth.
  - The adjacent area along 3<sup>rd</sup> Avenue will be utilized for a stormwater detention pond. This pond will be a dry detention pond. Landscape trees will be planted to help buffer the site from the view of 3<sup>rd</sup> Avenue.
- Site Operating Characteristics:
  - Due to the nature of convenience storage, minimal traffic is expected to utilize site per day.
  - The proposed layout of the site keeps the interior drive isles inside the site with multiple buildings shielding traffic view from the neighboring properties.
  - No additional sanitary sewer improvements are necessary for the proposed buildings.
  - The existing watermain will need to be extended to the north end of the property with placement of a fire hydrant for required fire coverage.
  - Proposed Drainage:
    - Existing Storm Water Facilities include existing storm inlets and piping that flows to an existing underground stormwater detention system.
    - The current site generally drains to the Northeast toward 3<sup>rd</sup> Ave. West (ND HWY 22) The proposed site will generally follow the existing drainage patterns.
    - The existing site currently has an existing underground detention system which outlets through the site to the Northeast.
    - The proposed site will collect both onsite and offsite flows including the underground detention system flows and route the stormwater through the proposed stormwater pond located on the property adjacent to Highway 22. An outlet structure will be installed as a pond outlet to control stormwater flows. The outlet will flow into the western ditch of 3<sup>rd</sup> Avenue, and flow north to an existing culvert under 3<sup>rd</sup> Avenue.

### **Construction Plan**

- General Description of work to occur:
  - Development will consist of Construction of an 8 multi-unit storage buildings
  - Relocation of existing Century Link/Lumen underground utility line
  - Site Grading to include stormwater pond construction
  - Watermain installation for fire hydrant coverage
  - Storm sewer and pond outlet construction
  - No sanitary sewer is required for this phase of construction
  - Concrete Pavement Installation
  - Parking striping
  - Landscape seeding/mulching, and tree plantings

- Construction Schedule/Sequence:
  - Construction will begin in the summer of 2025 and will be completed as soon as possible.
  - Construction will start at the east end of the project area in order to screen the west portion of construction from the 3<sup>rd</sup> Ave. West corridor view.

Please contact me if you have any questions or require further information.

Respectfully Submitted,



Abe Ulmer, PE# 6693  
Independent Land Surveying & Eng. Inc.  
4215 Old Red Trail  
Mandan ND, 58554  
Office 701-663-5184