



Energy Center 7th Addition Final Minor Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: May 6, 2026
 Re: FLP-002-2026 Energy Center 7th Addition Final Minor Subdivision

APPLICANT

Jason Fridrich
 Legend Real Estate Holdings, LLC
 2893 3rd Avenue West
 Dickinson, ND, 58601

APPLICANT’S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Dickinson ND 58601

Public Hearing	May 13, 2026	Planning and Zoning Commission
Final Consideration	May 19, 2026	City Commission

The applicant is requesting approval of the Energy Center 7th Addition final minor subdivision, being a replat of Tract A of Lot 1 of Block 2 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to divide the lot to sell for future industrial development. The site is zoned General Industrial (GI). The site consists of +/- 4.53 acres.

Staff recommendation: Staff recommends **approval** of this final minor subdivision.

LOCATION

The property is generally located along Energy Drive, and it is legally described as Tract A of Lot 1 of Block 2 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota.

CURRENT ZONING	GI
FUTURE LAND USE MAP DESIGNATION	INDUSTRIAL
GROSS SITE ACREAGE	+/- 4.53 acres
LOTS PROPOSED	3

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GI	Industrial; undeveloped
East	GI	Public Works building
South	GI	Industrial
West	GI; P	Undeveloped, National Guard Readiness Center

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Consistency with the Comprehensive Plan

According to the City’s Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated INDUSTRIAL. Public (P) is an acceptable zoning district within the PUBLIC/CIVIC FLUM designation and brings this property into compliance with the future land use map.

Compatibility and Compliance with The Municipal Code

A minor subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that meets the following conditions:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;

- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Energy Center 6th Addition Subdivision meets the requirements listed above and is classified as a minor subdivision.

The proposed subdivision replats all of Lot 1 and Lot 2 of the Energy Center 3rd Addition into three total lots. Lot 1 is proposed to be 1.17 acres, Lot 2 is proposed to be 1.08 acres, and Lot 3 is proposed to be 2.28 acres. According to Table 62-162-3c: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for lots in the GI zoning district is 10,000 square feet. All proposed lots meet this development requirement. A 40-foot private access easement has been proposed through the subdivision, providing alternate access to the lots from both East Industrial Drive and Energy Drive.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of FLP-002-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-002-2026: The Energy Center 7th Addition Final Minor Subdivision** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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 **FLP-002-2026: The Energy Center 7th Addition Final Minor Subdivision** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*