



Transmittal Letter

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

From: Andrew Schrank, PE
Highlands Engineering
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Dickinson, ND 58601
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Date: November 1, 2024

Re: Rezone Application – Meduna 1st Subdivision

Message: Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the December Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Warranty Deeds for the Properties
- City Parcels Map for the Area
- City Zoning Map for the Area
- Proposed Preliminary and Final Plat Drawings

Rezoning Request

The applicant is requesting a change from Rural Residential (RR) to Low-Density Residential (R1) for the south 207.04' of Lot 9, Block 1, of Southfork Acres 2nd Subdivision.

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Project Description

The owner/applicant is requesting this change in zoning in conjunction with the Minor Plat Application for Meduna 1st Subdivision to allow for the combination of Lots 1-2, Block 2 of Decker's 3rd Subdivision with the aligning south 207.04' of Lot 9, Block 1, of Southfork Acres 2nd Subdivision. The owner/applicant currently resides in Lots 1-2, Block 2 of Decker's 3rd Subdivision, and would like to build a garage/shop in the southern portion of Lot 9, Block 1, of Southfork Acres 2nd Subdivision. To allow for this garage/shop, the owner/applicant needs to combine these properties to meet the City Code requirement that no accessory structure can be constructed on a lot without a primary residence.

The zone change request is being submitted to meet the City Code requirement that a lot cannot have multiple zoning designations. The owner/applicant's property in Decker's 3rd Subdivision is currently zoned R1, and the owner/applicant's property in Southfork Acres 2nd Subdivision is zoned RR. The owner/applicant's existing residence in Decker's 3rd Subdivision would not meet the front yard setback requirement of 40-foot minimum for RR zoning, so the south 207.04' of Lot 9, Block 1, of Southfork Acres 2nd Subdivision that aligns with the owner/applicant's property in Decker's 3rd Subdivision is requested to be changed from RR to R1. This zone change will allow for a single zoning designation within all lots proposed by the Minor Plat Application for Meduna 1st Subdivision.

To prevent zoning designations that do not align with platted lot lines, we would request that the City make this zone change contingent on the recording of the Meduna 1st Subdivision 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