



STATE 9<sup>TH</sup> ADDITION MAJOR  
PLAT STAFF REPORT

**To:** City of Dickinson Planning & Zoning Commission  
**From:** City of Dickinson Planning Department  
**Date:** April 3, 2024  
**Re:** **PLP-004-2024 Energy Center 6<sup>th</sup> Addition Subdivision Preliminary Plat**

**OWNER/APPLICANT**

Dickinson Energy Park LLC  
P.O. Box 1316  
Dickinson, ND, 58601  
tracyt@toozconstruction.xom  
701 260-4431

**APPLICANT'S REPRESENTATIVE**

Andrew Schrank  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Schrank@highlandseng.com  
701 483 2444

<b>Public Hearing</b>	April 10, 2024	Planning and Zoning Commission
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**EXECUTIVE SUMMARY**

Current Plat Legal Description

To consider a Preliminary Plat for the Energy Center 6<sup>th</sup> Addition Subdivision. This is a proposed replat of a portion of Lot 1, Block 1 of the Energy Center 3<sup>rd</sup> Addition Subdivision located in the SE1/4 of Section 1, Township 139N, Range 96W in the City of Dickinson.

Request

The applicant wishes to replat the south portion of Lot 1 Block 1 of the Energy Center 3<sup>rd</sup> Addition Subdivision. The proposed replat would result in the following:

- The creation of five lots; and
- The provision of a public right-of-way necessary to provide access to the North Dakota National Guard Readiness Center on the adjacent property to the north.

Staff Recommendation: Approval subject to conditions.

**LOCATION**

The property is located north of East Villard Street and west of Energy Drive.

<b>CURRENT ZONING</b>	<b>GI</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>Industrial</b>
<b>GROSS SITE ACREAGE</b>	<b>44.64 acres</b>
<b>LOTS PROPOSED</b>	<b>5</b>

<b>NEARBY ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	GI	National Guard Readiness Center
East	GI	Undeveloped
South	GI	Undeveloped
West	GI	Undeveloped

**STAFF ANALYSIS**

City staff has identified the following issues. Many of these issues were conveyed to the applicant and their representative in an email dated March 22, 2024.

Platting

- T City prefers to avoid the possibility of a storm water tract being dedicated to the City of Dickinson. More discussion can be had about this topic as the project matures.
- Due to the proposed roadway ending at Energy Drive and East Villard, a 66-foot right-of-way will be sufficient.
- The City of Dickinson will provide feedback on the street name.
- Due to the right-of-way dedication required with this plat, the application will be a major plat.

## Engineering

- Street lighting shall be included in the design. The City intends to connect to the street lighting network to include parking lot lighting within the Public Safety Training Center.
- Utilize the “Local” street typical section as per Figure 4-3: Typical Urban Roadway Sections in the Transportation Master Plan.
- Future drive approaches are encouraged to enter from the new right-of-way and avoid all new approaches onto Energy Drive and East Villard
- Please provide an auto-turn for the intersection of East Villard and Energy Drive utilizing a WB-67 design vehicle
- The water main can tie into the existing system in the North Dakota National Guard Readiness Center facility to complete the loop for their system.
- Please provide estimated ranges for the water system demand
  - If you need fire hydrant flow data, please feel free to request this information from the City of Dickinson.
  - The City of Dickinson will utilize the estimated water system demand to enter into the City water model for flow and pressure validation
  - The City will require water services at the two drive approach locations noted above. Please provide these water services on your plans.
- Please provide estimated ranges for the sanitary sewer system demand
  - We anticipate the majority of the sanitary sewer flow will go to the existing lift station #17.
  - The City of Dickinson will utilize the estimated sanitary sewer system demand to enter into the City sanitary sewer model to ensure the existing lift station #17 capacity is sufficient for this development

## Development Agreement

- Further details and discussions will be required regarding the development agreement as the project platting and design processes mature. The document shall be filed immediately following the filing of the plat at the Stark County Courthouse.

## **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 General Industrial (GI) district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use

conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts. The proposed replat is in compliance with the purpose of the G1 zoning district.

The proposed subdivision plat would consist of five lots ranging in size from 5.92 acres to 9.90 acres. As each proposed lot exceeds the minimum G1 lot size of 10,000 square feet, and approval of this plat would result in legal conformity with both Chapter 34 Subdivision and Chapter 39 Zoning.

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

**Staff Recommendation:** The City Development Team 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-004-2024, the Energy Center 6<sup>th</sup> Addition Subdivision, 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-001-2024 State 9<sup>th</sup> Addition** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*