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To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND

Subject: Annexation, Rezone, and FLUM Amendment Applications – Zowie Heights Subdivision, Lot 1, Block 1
Attached to the application forms you will find the following documents submitted for your consideration in support of the concurrent Annexation, Rezone, and FLUM Amendment applications for Lot 1, Block 1 of the Zowie Heights Subdivision:

- Project Scope (see below)
- Legal Description – Lot 1, Block 1
- Warranty Deed(s)
- Sketch of Proposed Area to be Annexed, Rezoned, and Re-FLUMed
- Preliminary Plat Drawing (previously submitted)
- Pre-Application Response Letter (previously submitted)
- City Parcel Map (ETZ)
- City Utility Map (ETZ)
- City Zoning Map (ETZ)
- FEMA Floodplain Map

PROJECT SCOPE:

Upon direction of the Dickinson Planning and Zoning Commission at their August 12, 2026 meeting, the applicant is submitting concurrent applications for annexation, rezoning, and FLUM amendment for Lot 1, Block 1 (30.000 acres) of the Zowie Heights Subdivision.

At the August 12, 2026 meeting, the Planning and Zoning Commission tabled the preliminary plat and directed the applicant to pursue annexation, rezoning, and FLUM amendment for Lot 1, Block 1. City planning staff has advised that General Commercial zoning and Commercial FLUM designation are appropriate for this parcel given its intended future use and proximity to existing Commercial-designated properties to the west and northwest.

ANNEXATION:

The applicant is requesting annexation of Lot 1, Block 1 (30.000 acres) from the City of Dickinson's Extra-Territorial Zone (ETZ) into the City of Dickinson. The parcel is contiguous to existing city boundaries. City water and sewer infrastructure is available in 4th Avenue East on the west side of the property, and an existing sanitary sewer line runs across the subject property as well as in 4th Avenue East.

REZONE:

The applicant is requesting a zoning map amendment for Lot 1, Block 1 from Agricultural (AG) to General Commercial (GC), consistent with city staff's advisement and the intended future use of the parcel.

FLUM AMENDMENT:

The applicant is requesting an amendment to the Future Land Use Map designation for Lot 1, Block 1 from Rural Reserve to Commercial, consistent with the rezone application and city staff's advisement. Adjacent FLUM designations include Commercial to the west and northwest, and the nearest Planned Unit Development (PUD) lot is also designated Commercial, indicating an established pattern of commercial development in the area.

FLUM AMENDMENT – EIGHT-FACTOR WRITTEN STATEMENT (Policy 1.3)

- 1. Impact to the Future Land Use Map:** The proposed amendment changes the FLUM designation of Lot 1, Block 1 (30.000 acres) from Rural Reserve to Commercial. The amendment is limited to Lot 1, Block 1 and does not affect surrounding FLUM designations. Lot 2, Block 1 (8.745 acres) will retain its Rural Reserve designation.
- 2. Consistency with Comprehensive Plan policies and other City plans:** The amendment is consistent with city staff's advisement that Commercial designation is appropriate for Lot 1, Block 1 given its intended future use and proximity to existing Commercial-designated properties. The amendment aligns the FLUM designation with the concurrent rezoning application. The Planning and Zoning Commission directed pursuit of these applications at their August 12, 2026 meeting.
- 3. Availability of city infrastructure:** City water and sewer infrastructure is available in 4th Avenue East on the west side of the property, and an existing sanitary sewer line runs across the subject property as well as in 4th Avenue East. Extension of city services upon annexation is anticipated to be efficient given the direct availability of existing infrastructure adjacent to and traversing the parcel.
- 4. Location relative to planned thoroughfares and infrastructure cost:** The property is located along 4th Avenue East and 10th Avenue East, both established roadways. City water and sewer infrastructure is directly available in 4th Avenue East, and an existing sanitary sewer line crosses the property itself. The property's location adjacent to and integrated with existing infrastructure minimizes the cost to the City of providing services upon annexation.
- 5. Compatibility with abutting or adjacent future land use designations:** Adjacent FLUM designations include Commercial to the west and northwest, Agricultural to the north and east, and Rural Residential to the north. The nearest Planned Unit Development (PUD) lot is designated Commercial. The requested Commercial designation for Lot 1, Block 1 is compatible with and extends the existing Commercial designations to the west and northwest and aligns with the Commercial designation of the nearest PUD lot.
- 6. Urban sprawl vs. orderly compact development:** The amendment supports orderly, compact development by extending compatible Commercial designation adjacent to existing Commercial-designated properties. Rather than establishing an isolated commercial designation or promoting sprawl, the amendment reinforces the established commercial pattern to the west and northwest. The concurrent annexation brings the property into the city, further supporting compact development.
- 7. Capital Improvement Program Phase 1-2 programmed improvements:** The applicant defers to city staff to identify any programmed CIP improvements in the immediate vicinity. The property's location adjacent to existing water and sewer infrastructure in 4th Avenue East suggests minimal additional CIP burden associated with providing services upon annexation.
- 8. Short-term and long-term fiscal impacts to the City:** Short-term: The annexation and rezoning will add property tax revenue to the City. Commercial development on the parcel is anticipated to generate additional sales tax and business revenue upon development. Long-term: Commercial designation of Lot 1, Block 1 supports the City's tax base and economic development goals. The parcel's location adjacent to existing developed areas and available infrastructure minimizes long-term infrastructure extension costs. Fiscal analysis specific to development plans will be provided through subsequent site plan review as commercial development is proposed.

ANNEXATION – POLICY 1.4 FISCAL IMPACT REPORT

- 1. City infrastructure to be extended to the annexation site:** No extension of City infrastructure is required. City water and sewer infrastructure is currently available in 4th Avenue East on the west side of the property. 4th Avenue East is an existing established roadway. An existing sanitary sewer line runs across the subject property as well as in 4th Avenue East. City services are effectively available to the annexation site through existing infrastructure.
- 2. New or enlarged City infrastructure facilities needed:** None required. Existing infrastructure adjacent to and traversing the parcel provides service availability at the property level.
- 3. Profile of planned development:** The parcel is being conveyed for future commercial development. Specific commercial uses, densities, and intensities have not been finalized. The concurrent rezoning application requests General

Commercial (GC) zoning. Specific development profile will be established through subsequent site plan and development review processes at the time specific commercial development is proposed.

4. Estimated water demand: Specific water demand will be dependent on the commercial uses ultimately developed on the parcel. Water demand analysis will be provided as part of site plan review when specific commercial uses are proposed.

5. Estimated peak hour traffic: Specific traffic generation will be dependent on the commercial uses ultimately developed on the parcel. Traffic analysis will be provided as part of site plan review when specific commercial uses are proposed.

6. Police and Fire Department service evaluation: The property is located adjacent to existing developed and served areas of the City. Existing Police and Fire Department response capabilities serving adjacent properties will extend to the annexation area. Detailed service capability assessment will be coordinated with City departments as part of the annexation review process.

7. Cost of providing urban services to existing rural development: Not applicable. Lot 1, Block 1 is currently unimproved. No existing rural development on the parcel requires provision of urban services.

8. Engineer cost estimate for service extension: Not applicable. Per items 1 and 2 above, no extension of urban services is required, as existing City infrastructure is available adjacent to and traversing the parcel. Individual lot service connections at time of specific development will be addressed through standard development review processes at the developer's cost.

LOT 2, BLOCK 1 (SEPARATE):

Lot 2, Block 1 (8.745 acres) is not part of these applications. Lot 2, Block 1 will remain in the ETZ as Agricultural (AG) zoned property, with the variance approved by the Board of Adjustment on August 10, 2026 permitting the reduced lot size. Lot 2, Block 1's FLUM designation as Rural Reserve remains unchanged.

PRELIMINARY PLAT:

The preliminary plat previously submitted for Zowie Heights Subdivision has been tabled by the Planning and Zoning Commission. A revised preliminary plat will be submitted reflecting the annexation, rezone, and updated FLUM designation.

Thank you for your time and consideration of these applications. We appreciate any feedback you can provide during the review process.

Thanks,

Nicholas Jensen, PLS

Western Edge Surveying, PLLC