



**BOARD OF ADJUSTMENT
PRELIMINARY PLAT – STAGE RUN PHASE III
– PLANNED UNIT DEVELOPMENT –**

Staff Report

APPLICANT: The Summit at Deadwood Stage Run, LLC

PURPOSE: Preliminary Plat Map for Phase III of Stage Run
PUD – Planned Unit Development

GENERAL LOCATION: Stage Run Development – Phase III
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: PALISADES TRACT OF DEADWOOD STAGE RUN
ADDITION, FORMERLY TRACTS E, F, G, H, I, J, K
AND L AND THE REMAINING PORTION OF M.S. 696
PALISADES STONE PLACER, ALL LOCATED IN THE
SW1/4, SECTION 14, THE SE1/4 OF SECTION 15,
THE NE1/4NE1/4 OF SECTION 22 AND THE
N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM, CITY
OF DEADWOOD, LAWRENCE COUNTY, SOUTH
DAKOTA.

AND

TRACT D-2, FORMERLY TRACT D OF M.S. 696
PALISADES PLACER, ALL LOCATED IN THE NE1/4
AND THE SE1/4, SECTION 15, T5N, R3E, B.H.M.,
LAWRENCE COUNTY, SOUTH DAKOTA.

AND

TRACT B OF PALISADES STONE PLACER MS 696,
LAWRENCE COUNTY, SOUTH DAKOTA, RECORDED
IN PLAT DOC. #84-2419.

ZONING DISTRICTS: PUD – Planned Unit Development with the following
Zones:

- R1 – Residential District
- R2 – Multi-Family
- CH – Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: Lawrence County	Black Hills National Forest
South: PF-Park Forest	Forest and Grazing land
East: PUD-Planned Unit Development	R1-Single Family R2- Multi-Family
West: PF-Park Forest	Forest and Grazing land

SUMMARY OF REQUEST

The applicant has submitted a request for consideration of a preliminary plat of Phase III within Stage Run Development which is a Planned Unit Development (PUD). The PUD includes areas previously annexed adjacent to the PUD. Within the PUD, the applicant has also requested to amend a variety of zoning districts and uses.

The purpose of this preliminary plat is to create proposed property lines to establish lots for sale. These lots are proposed to be allowed as a future storage facility, an apartment complex, multi-family lots in the form of duplexes and single-family lots. Any final plats would have same conditions set forth in other developments regarding following Chapter 16.08.010.

FACTUAL INFORMATION

1. The property is currently zoned PUD – Planned Unit Development.
2. The Planned Unit Development has overlaying TIF Districts and a development agreement with the City of Deadwood has been adopted.
3. The property is located outside of Flood Zone AE – Areas of 100-year flood and Flood Zone X – Areas of 500-year flood.
4. Public infrastructure and facilities are being constructed in Phase III, which will match the infrastructure in Phase I and Phase II, to serve the property but not yet accepted by the City of Deadwood.

STAFF DISCUSSION

Attached is the preliminary plat for Phase III of the Stage Run Development. All lots appear compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. The size of the proposed lots are shown with the lot lines.
3. Scale of the plat is shown and accompanied with a bar scale.

ACTION REQUIRED

Recommendation was made on July 19, 2023, by Planning and Zoning Commission to approve the preliminary plat for Phase III of Deadwood Stage Run development.

1. Act as the Board of Adjustment and Approve/Deny/Approve with conditions the preliminary plat with regards to the Planned Unit Development.