



**PLANNED UNIT DEVELOPMENT (PUD)**  
**AMENDMENT**

the RIDGE Development, Deadwood, SD

**Applicant/Developer/Owner:** Preacher Smith, LLC / TRD, LLC  
- Randy and Cheri Horner  
16 Peck Street, Deadwood, SD 57732

**Project Agent:** Leah M. Berg, P.E.  
LBerg@proacesinc.com Cell: 605-545-1120

**Legal Description:** Remainder of Preacher Smith Tract (Less Lot A of the Ridge Development); Lots 1 & 2, Block 1B of the Ridge Development and Block 1 and Block 1A of the Ridge Development, City of Deadwood, Lawrence County, South Dakota.

**Other:** Economic Development TIF District #14  
Development Agreement  
Existing PUD Boundary and Map (*attached*)

**1. Objectives:**

- Amend the existing PUD map and area designations following Ordinance Revisions adopted by the City of Deadwood.
- Ensure that the PUD boundary zoning designations fit the unique development of the RIDGE. Unlike other developments the RIDGE has a designated commercial area along Preacher Smith Drive in Phase 1A. The Lot layout is attached for reference. The intent of this commercial area is to be used for standard and anticipated Commercial Highway uses. One example would be a gas station along Highway 85 frontage.
- The PUD boundary includes the entire development of the RIDGE. The main reason this has been done is so that all areas and phases can be zoned and designated at the beginning of the project. This is how the PUD boundary and current approved zoning map was presented and processed in February 2023. The short-term rental areas have been

established for the entire PUD Boundary to ensure lot use and intent is transparent to the City and potential property owners.

## 2. Covenants and HOA:

- the RIDGE Development will include covenants and an HOA.
  - The current covenants are in final form but will be recorded following the establishment of the Amended PUD.
    - This will allow legal comments and requests from the City to be incorporated.
- The covenants are legally connected to each lot sold within the development and the HOA is in place to help enforce the established covenants.
- The HOA will be a nonprofit corporation that will file Articles of Incorporation and have by-laws once there is a board of 3 available within the development.

## 3. City of Deadwood Existing and Proposed Zoning Districts included within the PUD Boundary:

- PUD map included in attachments
- The proposed districts & areas are as follows:
  - A. **R1 – Residential District**
  - B. **R2 – Multi-Family Residential District**
  - C. **CH – Commercial Highway District**
    - **Commercial Highway District – Limited Use by Covenants are designated on the map for clarification of where short-term rental eligible lots are located.**
- The only revisions are within two (2) areas that are currently designated as the R2 Zoning district within Block 1 and 1B. Both areas are currently adjacent to CH – Commercial Highway District zoned Lots.
- Therefore, 10% of the allowable Lots under Deadwood City Ordinances would be limited to 10% or 30 Lots. The use of these Lots eligible as Vacation Home Establishments would be restricted under section IV Project Development Requirements of the Covenants and Restrictions, title Short Term Rentals / Vacation Rentals by Owner (VRBO) above and beyond the City Ordinances.
  - A. Based on City of Deadwood Ordinance 17.53.040: B.
  - B. The Intended use of The Covenants and section Short Term Rentals / Vacation Rentals by Owner (VRBO) is to limit the “Short-Term Rentals” as defined under Title 17 of the Deadwood Ordinances.

- C. The section of Short Term Rentals / Vacation Rentals by Owner (VRBO) has the limitation of residential use of single or multi-family (R2 District) with the eligibility of "Short-Term Rentals" should the property owner receive a Conditional Use Permit from the City of Deadwood.
- D. The limitations/restrictions are detailed within the Covenants (attached).
- E. The areas selected have been clustered together to meet Ordinance.

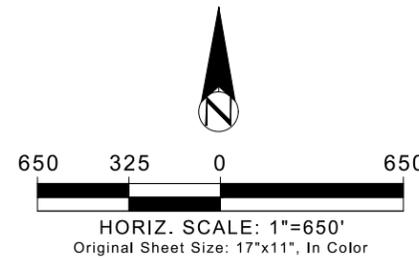
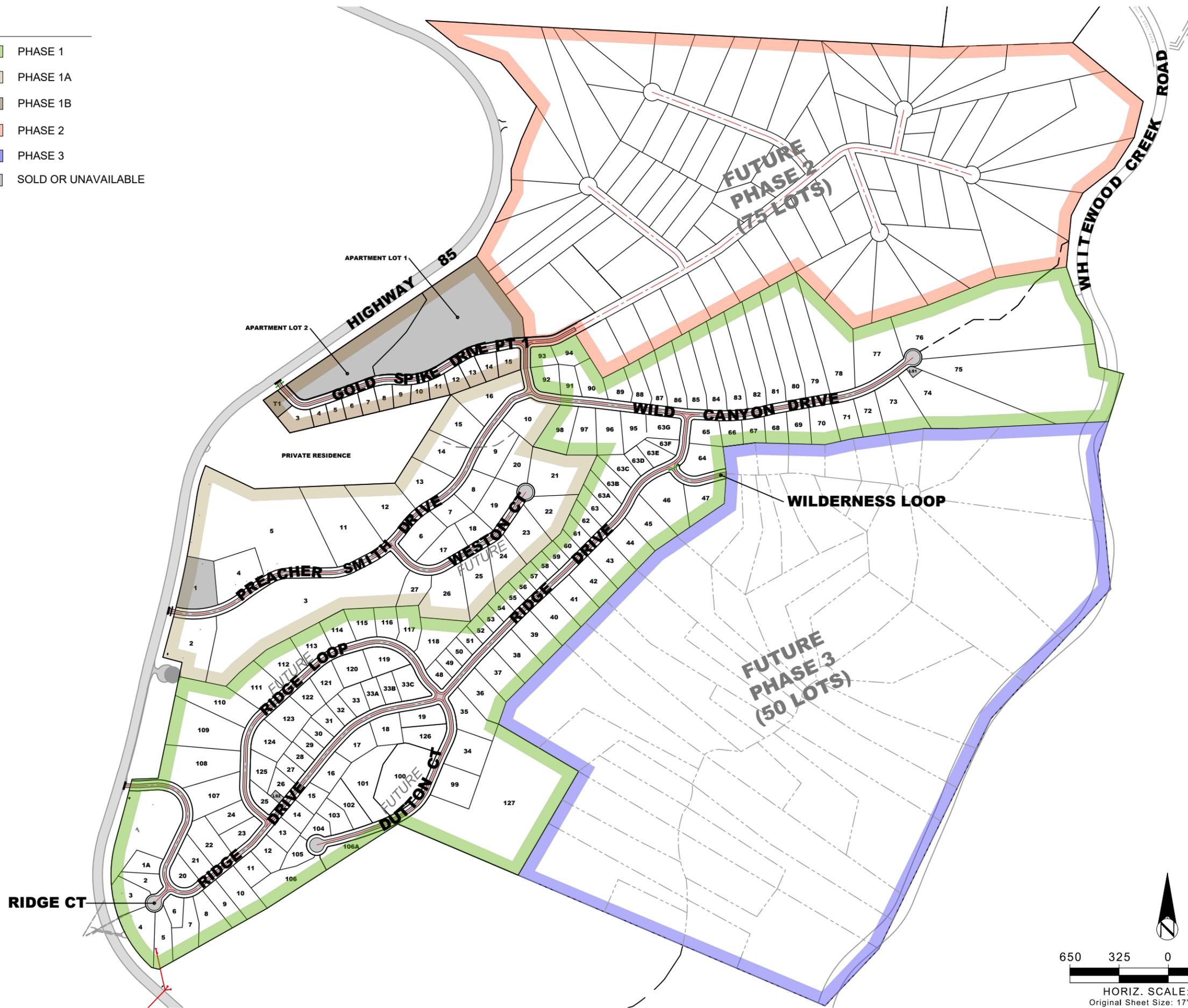
**END OF APPLICATION**

**Attachments:**

- 1. the RIDGE Lot Layout
- 2. Covenants – 06/27/2022
- 3. Approved PUD Map From December 2022 – For Reference
- 4. Revised PUD Map From June 2023

**LEGEND**

- PHASE 1
- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3
- SOLD OR UNAVAILABLE



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ACES

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REVISIONS: DATE:

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20-1122 5/17/2023



TITLE:  
**MASTER SHEET**

SHEET NUMBER: **1 of 1**

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