



BOARD OF ADJUSTMENT REQUEST FOR A VARIANCE

Staff Report

Date: August 3, 2023
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Request for a Variance – 16.04.020 Improvements.

APPLICANT(S): TRD, LLC (Randy & Cheri Horner)

PURPOSE: Variance – 16.05.020 Improvements –
Obligations of Developer

ADDRESS: The RIDGE at Deadwood development
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Remainder of Preacher Smith Tract (Less Lot A of the
Ridge Development); Lots 1 & 22, Block 1B of the
Ridge Development; and Block 1 and Block 1A of the
Ridge Development, City of Deadwood, Lawrence
County, South Dakota

ZONE: PUD – Planned Unit Development with the following
Zones:

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

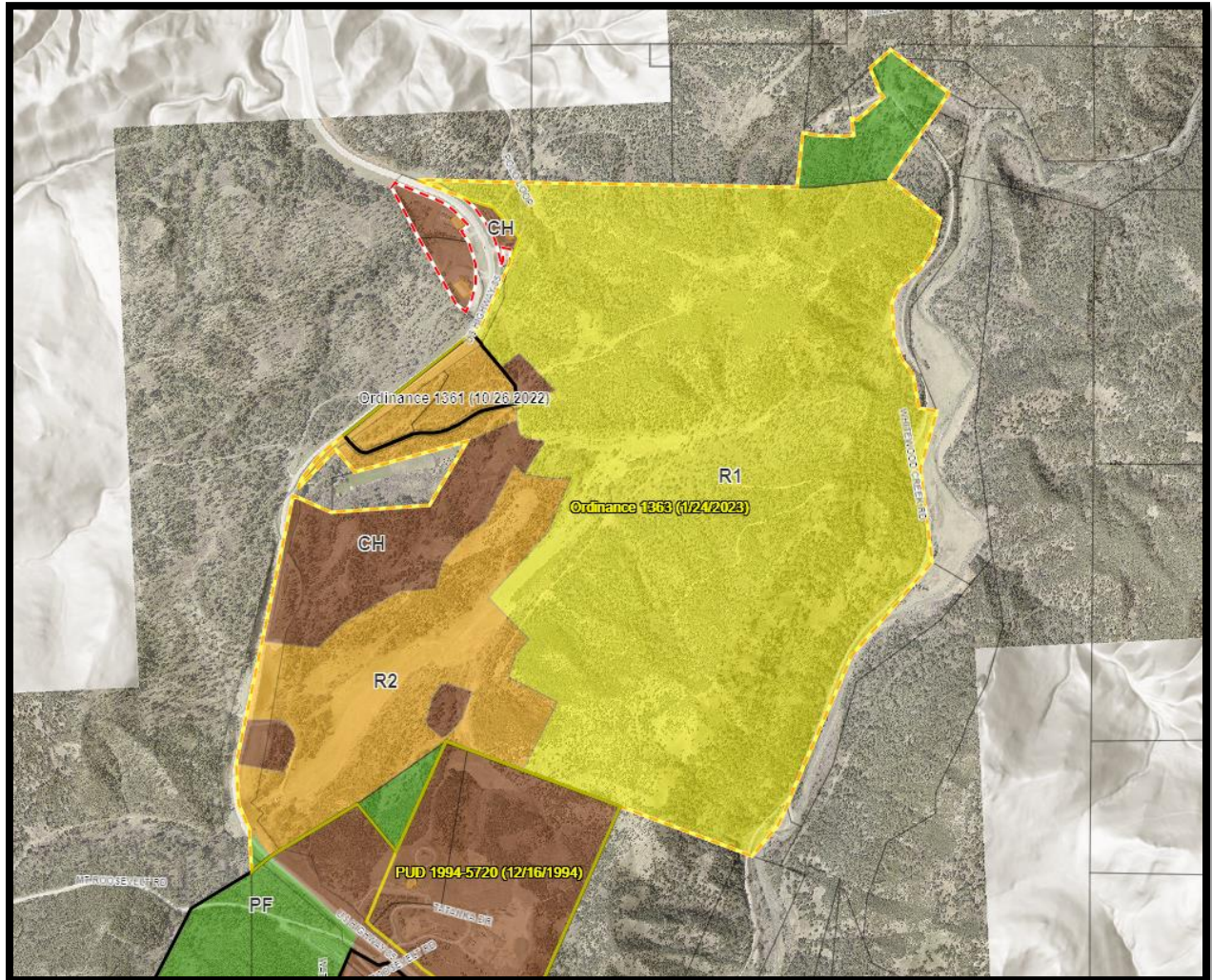
STAFF FINDINGS:

Due to the complexity of the variance, the impact on various city departments, and recent meetings with the developer and engineer of record, the Planning and Zoning Commission is presenting the Deadwood City Commission with “No Recommendation” at this time.

A complete staff report is not available as the applicant continues to work with the various departments to address City concerns regarding the proposed variance request. Staff recommends the City Commission continue the public hearing until August 21, 2023 and refer the consideration back to Planning and Zoning Commission for the next regular meeting with additional information presented by the applicant.

Thank you for your understanding and patience.

LOCATION MAP



Map showing the general vicinity of the subject property.

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE DEADWOOD BOARD OF ADJUSTMENT

City of Deadwood
Board of Adjustment
Deadwood, South Dakota 57732

NOTICE IS HEREBY GIVEN, that the following person(s) has applied to the City of Deadwood Planning and Zoning Office for a Variance to Ordinance Chapter 16.04.020 (K) – Street Grades and Alleys. (Maximum street grades 9%).

APPLICANTS: TRD, LLC (Randy & Cheri Horner)

LEGAL DESCRIPTION: REMAINDER OF PREACHER SMITH TRACT (LESS LOT A OF THE RIDGE DEVELOPMENT); LOTS 1 & 22, BLOCK 1B OF THE RIDGE DEVELOPMENT; AND BLOCK 1 AND BLOCK 1A OF THE RIDGE DEVELOPMENT, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

ADDRESS: The RIDGE at Deadwood development
Deadwood, Lawrence County, South Dakota

ZONE: PUD – Planned Unit Development

NOTICE IS FURTHER GIVEN that said application will be heard by the Board of Adjustment within and for the City of Deadwood, State of South Dakota, at a regular meeting to be held Monday, August 7, 2023 in the Commission Room at 102 Sherman Street, Deadwood, South Dakota, will at 5:00 p.m. or soon thereafter as the matter at which time and place any such person interested may appear and show cause if there be any, why such special exception should not be granted.

NOTICE IS FURTHER GIVEN, that the proposed request for a Variance is on file and available for public examination at the Deadwood Planning, Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

ANY interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

Dated this 12th of July, 2023.

City of Deadwood, Lawrence County, South Dakota



Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer

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