

OFFICE OF
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PLANNING AND ZONING COMMISSION STAFF REPORT APPLICATION FOR PLAT

Date: April 2, 2025
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Plat Application – Stage Run

APPLICANT: PSF LLC (Bill Pearson)

PURPOSE: Create new lot and dedicated Public Right of Way;
revise existing lots.

ADDRESS: Lot 27, Block 4 of Palisades Tract

LEGAL DESCRIPTION: Lot 27, Block 4 and dedicated public right of way of Palisades Tract of Deadwood Stage Run addition to the City of Deadwood and a portion of Tract B of Palisades Stone Placer, M.S. 696 all located in the SW $\frac{1}{4}$ of Section 14, the SE $\frac{1}{4}$ of Section 15, the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential
South: R1 - Residential
East: R1 - Residential
West: R1 - Residential

Surrounding Land Uses:

Stage Run Development
Stage Run Development
Stage Run Development
Stage Run Development

SUMMARY OF REQUEST

The purpose of this plat is to extend the public right of way within the Stage Run Development and to create a new lot.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Lot 27 will be comprised of 2.803 acres \pm . The Dedicated Public Right of Way will be comprised of 2.538 acres \pm . The combined acreage of both lots will be 5.341 acres \pm .
3. The property is not located within the floodplain.
4. Public facilities are not yet available to serve the property.
5. The area is currently characterized by residential structures within the Stage Run development.

STAFF DISCUSSION

The subject property is owned by PSF LLC.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Areas taken out of the mineral survey and remaining acreage is indicated on the plat.

If approved, staff recommends the following for stipulation(s) or condition(s) to reduce the potential liability of the City of Deadwood in approving the subdivision of a parcel for development where the street and associated infrastructure has not been completed.

1. No permits (building or otherwise) will be issued to any party for this parcel by the City until all street and associated infrastructure has been completed and accepted by the City of Deadwood per Chapter 16.08.010.
2. A bond shall be submitted to the City from the developer for the completion of the street and associated infrastructure equal to the cost of such to the parcel per Chapter 16.03.030.
3. The developer discloses these stipulations and/or conditions to any potential buyer.
4. The developer signs a legal document from the City of Deadwood acknowledging the stipulations and/or conditions set forth in any approval of this plat.
5. Upon completion of the above stipulations and/or conditions, the City will execute the necessary signatures for the plat to release for recording with the Lawrence County Register of Deeds.

ACTION REQUIRED:

1. Approval by Planning and Zoning Commission