

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: October 20, 2025
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: New Plat – Stage Run

APPLICANT: PSF LLC

PURPOSE: Create five (5) new lots and dedicated Public Right of Way; revise one (1) existing lot.

LEGAL DESCRIPTION: Plat of Lots 1R, 7R and 12R, Block 5 formerly Lots 1, 7 and 12, Block 5; Lots 27, 30 and 58, 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: N/A
South: N/A
East: R1 – Residential
West: R1 - Residential

Surrounding Land Uses:

Outside of City Limits
Outside of City Limits
Unplatted
Unplatted

SUMMARY OF REQUEST

The purpose of this plat is to create five (5) new lots, and a dedicated Public Right of Way within the Stage Run development. In addition, Lot 1 will be revised to remove the previously platted hammerhead and update the Lot name from Lot 1 to Lot 1R.

FACTUAL INFORMATION

1. The property consists of two (2) zoning districts: R1 – Residential and R2 – Multi-Family Residential.
2. Combined lots will be comprised of 205,821 square feet $\pm$ which equates to 4.725 acres $\pm$.
3. Public Right of Way will be compromised of 151,458 square feet $\pm$ which equates to 3.477 acres $\pm$.
4. The property is not located within the floodplain.
5. Public facilities are available to serve the property upon completion of the infrastructure.
6. The area is currently characterized by undeveloped land which is entered via an already developed residential community.

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.

ACTION REQUIRED:

1. Approval/Denial by Board of Adjustment (approved by Planning and Zoning Commission October 15, 2025).