

OFFICE OF  
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**PLANNING AND ZONING MEETING**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
May 17, 2023

**APPLICANT:** TRD, LLC (Randy Horner)

**PURPOSE:** Transfer of Property

**GENERAL LOCATION:** Located near the Preacher Smith Monument

**LEGAL DESCRIPTION:** BLOCK 1 AND BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Planned Unit Development

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Planned Unit Development  
South: Planned Unit Development  
East: Planned Unit Development  
West: Planned Unit Development

Surrounding Land Uses:

Vacant Land  
Vacant Land  
Vacant Land  
Vacant Land

## **SUMMARY OF REQUEST**

The purpose of this plat is to remove existing property lines that that were established in September 2022.

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## **FACTUAL INFORMATION**

1. The property is currently zoned Planned Unit Development.
  2. The proposed lots are comprised as follows: Lot 1 = 187.137 Acres<sub>±</sub>, Lot 1 A = 63.656 Acres<sub>±</sub>
  3. The subject property is located within a low-density PUD designation.
  4. The property is not located within a flood zone or flood hazard zone.
  5. Public facilities are not currently available to serve the property.
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## **STAFF DISCUSSION**

Attached is a revised plat of Block 1 and Block 1A of the Ridge Development. This plat was originally approved by the Planning and Zoning Commission on September 6, 2022. The need for a replat has come due to the lot the convenience store (Lot 1 of Block 1A) was going to be located has changed and the developer would like those property lines removed. All lots are 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. 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.
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## **ACTION REQUIRED:**

1. Approval / Denial by the Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.