

OFFICE OF
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**PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
September 5, 2022**

APPLICANT: Randy Horner

PURPOSE: Vacate Section Line

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, 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: Park Forest

STAFF FINDINGS:

Surrounding Zoning:

North: Lawrence
South: Park Forest
East: Lawrence County
West: Lawrence County

Surrounding Land Uses:

Vacant Land
Vacant land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The sole purpose of this plat is to vacate the section line separating sections 11 and 12 as shown on the exhibit. By vacating this section line the developer will continue to dedicate right of way throughout the development. There is common ownership in is area and a petition is not needed.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The subject property is located within a low-density park forest designation.
3. The property is not located within a flood zone or flood hazard zone.
4. Public facilities are not currently available to serve the property.

STAFF DISCUSSION

Approval of this is needed to continue future platting of the Ridge Development. This request is compliant with the City of Deadwoods Zoning Codes.

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.

ACTION REQUIRED:

1. Approved by Deadwood Planning and Zoning Commission on August 17, 2022.
2. Approval / Denial by Deadwood Board of Adjustment.