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

APPLICANT: Randy Horner

PURPOSE: Establishing new lots

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: LOT A IN BLOCK 1 AND LOT A IN 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: 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

This plat establishes two large lots within the Ridge Development. Developers intend on platting the larger blocks and then as the development grows, they will begin platting lots within each block.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lots are comprised as follows: Lot A of Block 1 = 179.568 Acres \pm , Lot A of Block 1A = 65.793 Acres \pm
3. The subject property is located within a low-density park forest 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.

STAFF DISCUSSION

Lot A of Block 1 and Lot A of Block 1A are compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance 17.20.040 Area and Bulk Requirements.

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