

OFFICE OF
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PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
July 19, 2023

APPLICANT: Randy & Cheri Horner

PURPOSE: Creating Property Lines for Transfer of Property

GENERAL LOCATION: Located in the Ridge Development

LEGAL DESCRIPTION: PLAT OF UTILITY LOT 1 AND LOTS 3-14 OF BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5N., R.3E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

ZONE: Currently PUD - R2 – Residential Multi-Family
PUD amendment – Changes to CH – Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: Planned Unit Development

South: Planned Unit Development

East: Planned Unit Development

West: Planned Unit Development

Surrounding Land Uses:

Apartment Complex

Vacant Land

Vacant Land

Vacant Land

SUMMARY OF REQUEST

The purpose of this plat is to create property lines. These lots are proposed to be CH – CH Commercial Highway lots to be allowed as townhomes. Part of the intended use has been stated as vacation home establishments. The developer understands a conditional use permit would be required to operate the townhomes as vacation home establishments.

FACTUAL INFORMATION

1. The property is currently zoned PUD R2 – Residential Multi-Family.
2. The proposed lots are comprised as follows: Utility Lot 1 = 0.396 Acres_±, Lot 3 = 0.643 Acres_±, Lot 4 = 0.313 Acres_±, Lot 5 = 0.348 Acres_±, Lot 6 = 0.385 Acres_±, Lot 7 = 0.419 Acres_±, Lot 8 = 0.418 Acres_±, Lot 9 = 0.385 Acres_±, Lot 10 = 0.351 Acres_±, Lot 11 = 0.392 Acres_±, Lot 12 = 0.449 Acres_±, Lot 13 = 0.482 Acres_±, and Lot 14 = 0.487 Acres_±
3. The property is not located within a flood zone or flood hazard zone.
4. Public facilities are currently being installed to serve the property but has not been accepted by the City of Deadwood at this time.

STAFF DISCUSSION

Attached is a plat of Lots 1 and Lots 3-14 in The Ridge Development. The street and infrastructure have not been accepted by the City of Deadwood as of this date. The plat meets the requirements for bulk area as required by Deadwood City Ordinance. The developer has submitted a variance from other City requirements for this development.

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