

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

REQUEST FOR VARIANCE

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Petitioner: Randy Horner Telephone: (701) 220-9686

Address: 16 Peck Street Deadwood SD 57732
Street City State Zip

Legal Description of Property: Remainder of Preacher Smith Tract (Less Lot A of the Ridge Dev.);
Lots 1 & 2, Blk 1B of the Ridge Dev. and Blk 1 and Blk 1A of the Ridge Dev, City of Deadwood
Lawrence County, South Dakota

Property Address: N/A
Street City State Zip

Description of Request: Due to extreme topography, street grades are shown on the attached Exhibit
Also, narrative with additional information is attached.

Appeal from Section: 16.04.020: K

Signature of Applicant: Randy Horner Date: 7/6/2023
Signature of Property Owner: Randy Horner Date: 7/6/2023

Fee: \$ _____ Paid On _____ Receipt Number _____

Legal Notice Published Date: _____ Hearing Date: _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____



Deadwood, South Dakota

VARIANCE REQUEST

NARRATIVE

the RIDGE Development, Deadwood, SD

Applicant/Developer/Owner: Preacher Smith, LLC / TRD, LLC
- Randy and Cheri Horner
16 Peck Street, Deadwood, SD 57732

Project Agent: Leah M. Berg, P.E.
LBerg@proacesinc.com Cell: 605-545-1120

Legal Description: Remainder of Preacher Smith Tract (Less Lot A of the Ridge Development); Lots 1 & 2, Block 1B of the Ridge Development and Block 1 and Block 1A of the Ridge Development, City of Deadwood, Lawrence County, South Dakota.

Variance: **Street Grades**
per City Ordinance 16.04.020:K

1. Request:

- Allow short sections of vertical road grades that exceed 9%.
- The attached map shows the location and length of each short distance that exceeds the 9% grade requirement outlined by Ordinance.
- A Variance to the maximum road grades are requested to be able to use Lots by right as designated by zoning district(s) and due to existing site conditions.

2. Supporting Information:

- Extreme topography and bedrock conditions are present on existing development site which limits lowering grades further.
- The proposed variance will not be detrimental to fire safety, clearance, preservation of light and open space and/or visual and aesthetic concerns.

- Steeper short sections of vertical road sections are located as shown to keep intersections as reasonable as possible. The proposed intersection grades are shown on the attached map.
- When project work commenced in Summer of 2021, following MOU approval and staff receiving Project Plan, the RIDGE Team worked with City Staff and Public Works Director on road grades and short sections up to 14% were discussed as being acceptable due to existing conditions.
 - Written documentation was not drafted to confirm these agreeable terms.
 - Grades have been minimized as much as reasonably possible onsite.
 - Sections exceeding 9% are limited, as shown on the attached map.

END OF NARRATIVE

Attachments:

1. Street Grades Map

LEGEND

- PHASE 1
- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3

STREET GRADES

- LESS THAN 10%
- LESS THAN 11%
- LESS THAN 12%
- LESS THAN 13%
- LESS THAN 14%
- LESS THAN 15%

INTERSECTION GRADES

WEST: 7.0%
EAST: 4.4%
SOUTH: 2.9%

INTERSECTION GRADES

NORTH: 5.9%
SOUTH: 5.3%
WEST: 1.8%

INTERSECTION GRADES

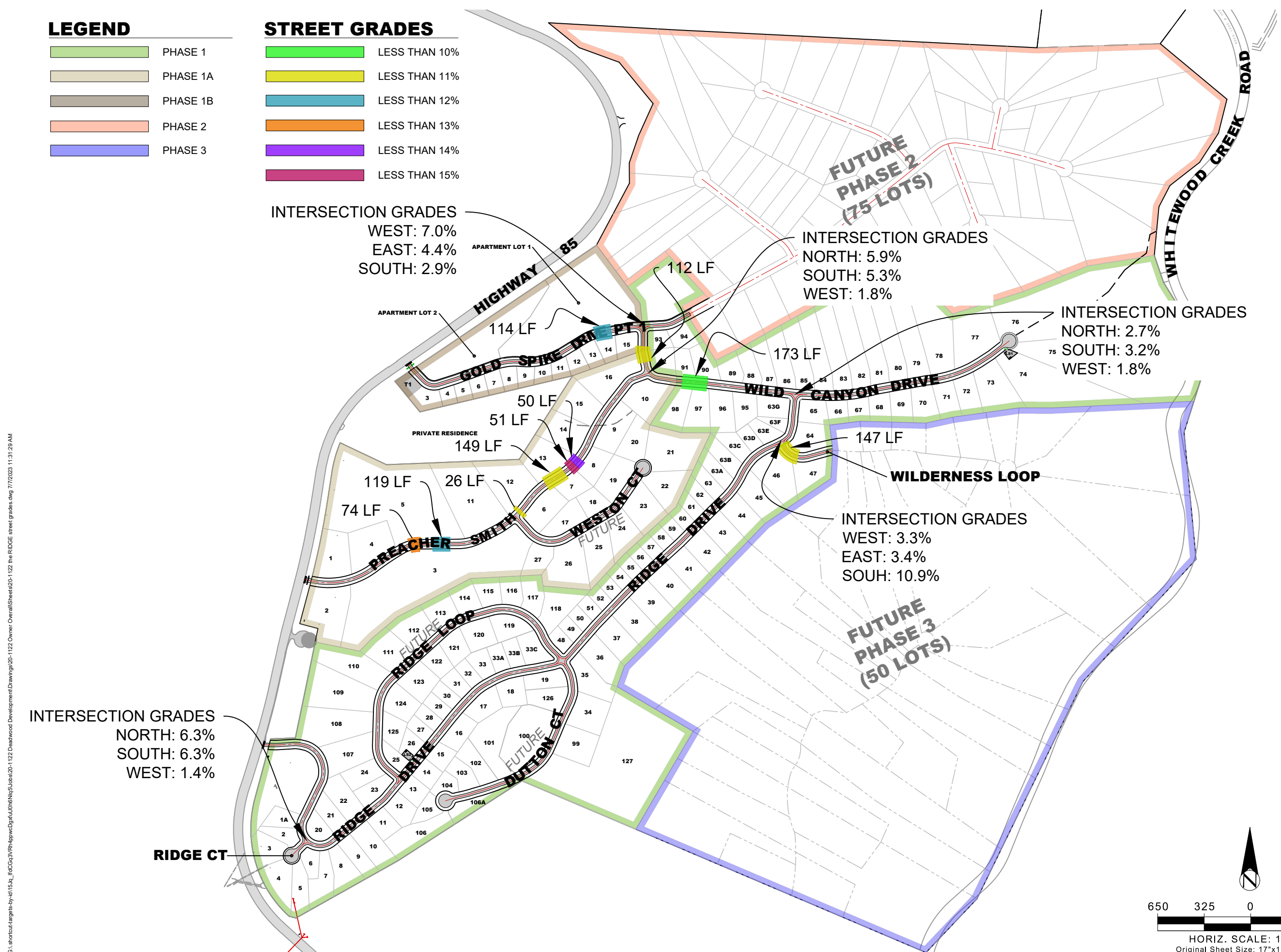
NORTH: 2.7%
SOUTH: 3.2%
WEST: 1.8%

INTERSECTION GRADES

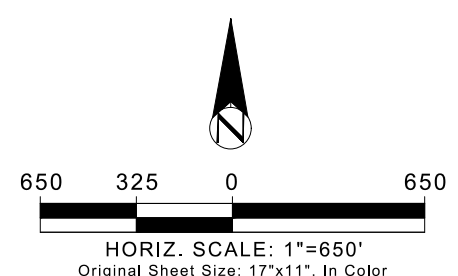
WEST: 3.3%
EAST: 3.4%
SOUTH: 10.9%

INTERSECTION GRADES

NORTH: 6.3%
SOUTH: 6.3%
WEST: 1.4%



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ACES
AFFORDABLY CREATIVE ENGINEERING SERVICES
AFFORDABLY CREATIVE ENGINEERING SERVICES, INC.
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(605) 716-4646 * Fax (605) 716-1144

BASILINE SURVEYING, INC.
SURVEYING INCORPORATED
2305 Junction Avenue, Sturgis, SD 57785
(605) 490-1401 * Fax (605) 347-9333
www.baseline-surveying.com

REVISIONS:	DATE:
ACES PROJECT NO:	DATE:
20-1122	7/6/2023

the RIDGE

DEADWOOD, LAWRENCE COUNTY, SD

TITLE:
OVERALL LOT LAYOUT STREET GRADES

SHEET NUMBER:
1 of 1
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