

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**Jeremy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**STAFF REPORT**  
**PLANNING AND ZONING**  
September 15, 2021

---

**APPLICANT:** Deadwood Stage Run, LLC (William Pearson)

**PURPOSE:** Development, Construction and Creating Property Lines.

**GENERAL LOCATION:** Stage Run

**LEGAL DESCRIPTION:** PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** P.U.D. – Planned Unit Development

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: PF – Park Forest

South: P.U.D – Planned Unit Development

East: P.U.D – Planned Unit Development

West: Lawrence County Land

Surrounding Land Uses:

Lawrence County/Vacant

Residential Homes

Residential Homes

Vacant

**SUMMARY OF REQUEST**

The purpose of this plat is to facilitate the creation of lots 1-3 in Block 3A. By platting these lots, the developer will establish property lines for construction purposes. The proposed lots meet the area and bulk requirements for square footage in the Planned Unit Development Zoning District.

**FACTUAL INFORMATION**

1. The property is currently zoned P.U.D. – Planned Unit Development
2. The proposed lots are comprised of the following acreage: *Lot 1* 0.881 Acres±, *Lot 2* 1.620 Acres±, *Lot 3* 1.211 Acres±
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

### **STAFF DISCUSSION**

Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run, LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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