

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
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**STAFF REPORT
PLANNING AND ZONING
BOARD OF ADJUSTMENT
September 7, 2022**

APPLICANT: Merle & Dawn Carpenter – Corey & Allie Schultz – Palisades LLC

PURPOSE: Plat Revision/Adjusting Lot Lines

GENERAL LOCATION: Deadwood Stage Run Addition

LEGAL DESCRIPTION: PLAT OF LOT 24 REVISED AND LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERELY LOTS 24 AND 25, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 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: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential
South: Future Development Area
East: R1 – Residential
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings
Vacant
Residential Dwellings
Residential Dwellings

SUMMARY OF REQUEST

The purpose of the proposed final plat is for adjusting the lot lines for lots 24 and 25. Both are located in the Stage Run Subdivision off Mt. Roosevelt Road.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 24 is comprised of 0.288 Acres \pm and Lot 25 is comprised of 0.290 Acres \pm
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.
6. The area is currently characterized by residential homes.

STAFF DISCUSSION

These revised lots meet the area and bulk requirements for square footage according to Deadwood City Ordinance.

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 plat.
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.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

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