

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

**PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
September 7, 2022**

APPLICANT: TRD, LLC (Randy Horner)

PURPOSE: Transfer of Property

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: LOT 1 OF BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 13 AND 19 OF SEC. 11, AND GOV'T LOT 5 OF SEC. 11, 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

The purpose of this plat is for transfer of property and identifying right of way within the Ridge Development.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lots are comprised as follows: Lot 1 = 1.689 Acres±, Lot ROW = 0.449 Acres±
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

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