

OFFICE OF
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BOARD OF ADJUSTMENT MEETING
STAFF REPORT
October 7, 2024

APPLICANT: City of Deadwood

PURPOSE: Combination of Lots

GENERAL LOCATION: Landmark Tract

LEGAL DESCRIPTION: Plat of the Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW $\frac{1}{4}$ of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

ZONE: C1 - Commercial

STAFF FINDINGS:

Surrounding Zoning:

North: Public Use
South: Commercial
East: Public Use
West: Public Use

Surrounding Land Uses:

Wild Bill Statue
Commercial Structure
Parking Lot
Museum and Post Office

SUMMARY OF REQUEST

The purpose of this plat is to combine lots for the purpose of allowing planned building permits to be utilized and for ease of use of the property. This plat combines several individual lots owned by KR Deadwood, LLC, and Deadwood Sundance and used as the Landmark Casino complex, into a single lot.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. Combined lot will be comprised of 20,210 square feet ± which equates to 0.464 acres ±.
3. The subject property is located within a Commercial zoning designation.
4. The property is located within the 500-year floodplain.
5. Public facilities are available to serve the property.
6. The area is currently characterized by a mixture of commercial and public uses in between Sherman Street and Miller Street.

STAFF DISCUSSION

The subject property is owned by KR Deadwood, LLC (Lots 17 through 27) and Deadwood Sundance (Lots 13 and 15).

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

ACTION REQUIRED:

1. Approval by Board of Adjustment
(Approved by Planning and Zoning Commission on September 18, 2024.)