

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



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

**PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT**
September 26, 2023

APPLICANT: WJP Holdings, LLC

PURPOSE: Adjusting Property Lines

GENERAL LOCATION: 116 and 118 Mystery Wagon Road

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

FILE STATUS: All legal obligations have been completed.

ZONE: R2 Residential Multi-Family

STAFF FINDINGS:

Surrounding Zoning:

North: Multi-Family Residential

South: Residential

East: Public Use

West: Multi-Family Residential

Surrounding Land Uses:

Vacant Lot

Vacant Lot

Vacant Lot

Residential

SUMMARY OF REQUEST

The purpose of this plat is to adjust the property lines between Lots 2 and 3. This plat describes the areas located at 116 and 118 Mystery Wagon Road. The applicant would like to adjust the property lines creating a larger lot for purpose of selling this lot. This plat will create Lots 2A and 3A, formerly Lots 2 and 3.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Residential Multi-Family.
2. Lot 2A is comprised of 0.982 Acres_±.
Lot 3A is comprised of 2.012 Acres_±.
3. The subject property is located within a Planned Unit Development and is zoned R2 – Residential Multi-Family 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 a mixture of residential uses.

STAFF DISCUSSION

The subject property is owned by a legal entity, and they desire to have the parcel divided into two parcels. The lot(s) meets the area and bulk requirements for square footage.

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