

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: Van Roekel Properties LLC

PURPOSE: Transfer of Land & Creating Property Lines

GENERAL LOCATION: 306 Cliff Street

LEGAL DESCRIPTION: PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: CH Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: Commercial Highway

South: Commercial Highway

East: Commercial Highway

West: Commercial Highway

Surrounding Land Uses:

Hotel/Motel

Vacation Rental/Campground

Hotel/Motel/Convention Ctr

Cold Storage/Residential

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the transfer of property by dividing the lot and establishing property lines. This plat describes the areas located at 304Cliff Street. The applicant would like to divide the lot into two partials to separate the gas station building from the storage units for the purpose of selling the gas station building. This plat will create Lots D1 and D1, formerly Lot A.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot D1 is comprised of 0.185 Acres \pm .
Lot D2 is comprised of 0.146 Acres \pm .
3. The subject property is located within a Commercial Highway Zoning 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 commercial and residential uses along US Highway 85/Cliff Street.

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