

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

STAFF REPORT
BOARD OF ADJUSTMENTS
September 20, 2021 Meeting

APPLICANT: Randy Horner & Larry Cottier

PURPOSE: Transfer of Land & Development

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: Lots 1 & 2, Block 1B of The Ridge Development. Formerly A Portion of Preacher Smith Tract Located in Gov't Lots 10 and 12 of Section 11, Township 5 North, Range 3 East, Black Hills Meridian, 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
Tatanka/Vacant land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The purpose of platting lots 1 & 2 is to facilitate the transfer of land and development of Phase #1 of "The Ridge." Once construction is completed, this portion of the development will consist of multifamily housing and townhomes. The proposed lots meet the area and bulk requirements for square footage in the Park Forest Zoning District.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. Lot 1 is comprised of 8.741 Acres± and Lot 2 is 4.525 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

When finished, The Ridge will consist of roughly 700 acres of multi-family homes, townhomes, single-family residential lots, and an opportunity for commercial lots as well. This community will also include a trail system that can be used year-round for hiking, biking, cross-country skiing, snowshoeing, and nature viewing.

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. Approved by the Deadwood Planning and Zoning Commission on 9/15/21.
2. Approval / Denial by Deadwood Board of Adjustment.