

OFFICE OF
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PLANNING AND ZONING COMMISSION CONSIDERATION OF FINAL PLAT

Staff Report

Date: October 27, 2023
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Consideration of Final Plat for PSF, LLC

APPLICANT(S): PSF, LLC

PURPOSE: Creating Property Line & Transfer of Land

ADDRESS: To Be Determined

GENERAL LOCATION: The Summit at Deadwood Stage Run

LEGAL DESCRIPTION: PLAT OF LOT 12, BLOCK 5 AND DEDICTED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL 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: R1 Residential Multi-Family

STAFF FINDINGS:

Surrounding Zoning:

North: Multi-Family Residential

South: County

East: County

West: Residential

Surrounding Land Uses:

Vacant Lots

Vacant Land

Vacant Land

Vacant Lots

SUMMARY OF REQUEST

The purpose of this plat is to create property lines of a new subdivision lot to sell. The proposed lot is in an area that is in the process of being developed.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Lot 12 is comprised of 0.499 Acres±.
3. The subject property is located within a Planned Unit Development and is zoned R1 – Residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are being developed 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 create a new subdivision lot to sell. The potential buyer is aware that a building permit will not be issued until the infrastructure is completed.

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. Approved by the Deadwood Planning and Zoning Commission on October 18, 2023.
2. Approval/Denial by Deadwood Board of Adjustment