

OFFICE OF
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STAFF REPORT
PLANNING AND ZONING
August 3, 2022 MEETING

APPLICANT: WJP Holdings, LLC (William Pearson)

PURPOSE: Transfer of land & Creating Property Lines.

GENERAL LOCATION: 125 Mystery Wagon Road (Stage Run Phase 2)

LEGAL DESCRIPTION: LOTS 14A AND 14B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 14, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: P.U.D. – Planned Unit Development

STAFF FINDINGS:

Surrounding Zoning:

North: P.U.D – Planned Unit Development
South: P.U.D – Planned Unit Development
East: P.U.D – Planned Unit Development
West: P.U.D – Planned Unit Development

Surrounding Land Uses:

Residential Homes
Residential Homes
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the transfer of property and establish property lines. This plat describes the area located at 125 (Lot 14) Mystery Wagon Road. A duplex has been constructed on this lot which needs to be separated by a property line down the center of the structure before the property is sold. This will plat will create lots 14 A & 14 B.

FACTUAL INFORMATION

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *Lot 14A* 0.165 Acres±, *Lot 14B* 0.185 Acres±.
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

STAFF DISCUSSION

Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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 Planning & Zoning Commission on August 3, 2022
2. Approve/Deny by the City of Deadwood Board of Adjustment.