

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



Jeramy Russell
Planning and Zoning
Administrator
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING
STAFF REPORT
May 18th, 2022**

APPLICANT: Randy Horner

PURPOSE: Creating Property Lines & Transfer of Land

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: LOT A OF THE RIDGE DEVELOPMENT FORMERLY A PORTION OF THE PREACHER SMITH TRACT. LOCATED IN GOVERNMENT LOT 8 AND GOVERNMENT LOT 5 SEC. 1, T.5.N., R.3.E., B.H.M. THE 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
Vacant land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The purpose of platting Lot A is to facilitate the transfer of land and development of "The Ridge." The Ridge will be constructed in phases and once the land is transferred it will be determined how this land will be developed.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lot are comprised as Lot A = 19.664 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

Lot A is compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance 17.20.040 Area and Bulk Requirements.

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