

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
May 17, 2023

APPLICANT: William Pearson

PURPOSE: Transfer of Property

GENERAL LOCATION: Located in phase 3 of Stage Run Development

LEGAL DESCRIPTION: PLAT OF LOTS 13, 14, 15, BLOCK 3A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25B, BLOCK 2 AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL 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: Planned Unit Development

STAFF FINDINGS:

Surrounding Zoning:

North: Planned Unit Development

South: Planned Unit Development

East: Planned Unit Development

West: Planned Unit Development

Surrounding Land Uses:

Vacant Land

Vacant Land

Vacant Land

Vacant Land

SUMMARY OF REQUEST

The purpose of this plat is to create lots for sale and establish City of Deadwood road right-of-way for extension of Mystery Wagon Road.

FACTUAL INFORMATION

1. The property is currently zoned Planned Unit Development.
 2. The proposed lots are comprised as follows: Lot 13 = 0.617Acres_±, Lot 14 = 1.015 Acres_±, Lot 15 1.550 Acres_±, and Dedicated Public Right of Way 1.426 Acres_±.
 3. The subject property is located within a low-density PUD 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

Attached is a plat of Lots 13, 14, 15 and dedicated public right-of-way for Mystery Wagon Road in Phase 3 of Stage Run Development. This plat was All lots are compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance.

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