

OFFICE OF  
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**STAFF REPORT  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
June 6, 2023**

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**APPLICANT:** Deadwood Stage Run, LLC (William Pearson)

**PURPOSE:** Plat Revision/Adjusting Lot Lines

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20 REVISED, 30 REVISED, AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 11, 12, 13, 14, 18A, 20, 30, AND 31A, BLOCK 2 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:** R1 – Residential District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: Future Development Area  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Vacant  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The purpose of the proposed final plat is to adjust the lot lines for lots 11, 12, 13, 14, 18A, 20, 30 and 31A. This plat creates lots 11 Revised, 12, Revised, 13 Revised, 14 Revised, 18A Revised, 20 Revised, 30 Revised, and 31A Revised. All are located in the Stage Run Subdivision off Mt. Roosevelt Road.

## **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential District
2. Lot 11 Revised is comprised of 0.376 Acres  $\pm$ , Lot 12 Revised is comprised of 0.370 Acres  $\pm$ , Lot 13 Revised is comprised of 0.362 Acres  $\pm$ , Lot 14 Revised is comprised of 0.357 Acres  $\pm$ , Lot 18A Revised is comprised of 0.643 Acres  $\pm$ , Lot 20 Revised is comprised of 0.481 Acres  $\pm$ , Lot 30 Revised is comprised of 0.237 Acres  $\pm$ , Lot 31A Revised is comprised of 2.156 Acres  $\pm$ .
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.
6. The area is currently characterized by residential homes.

## **STAFF DISCUSSION**

These revised lots meet the area and bulk requirements for square footage according to 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 plat.
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. Approval/Denial by Deadwood Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment