

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: December 2, 2024
From: Kevin Kuchenbecker,
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Change of Zoning

APPLICANT: Bill Pearson

OWNER: Summit at Deadwood Stage Run, LLC

PURPOSE: Create six (6) new lots, dedicated Public Right of Way, and revise four (4) existing lots.

DEVELOPMENT: Part of Palisades Tract of Deadwood Stage Run Addition

LEGAL DESCRIPTION: Plat of Lots 13R, 14R, 15R, Block 3A, Lot 3R, Block 5 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood Formerly Lots 13, 14, 15, Block 3A and Lot 3, Block 5 of Palisades Tract of Deadwood Stage Run Addition.

Plat of Lots 1, 2, 4, 5, 6 and 7, Block 5 and dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW $\frac{1}{4}$ of Section 14, the SE $\frac{1}{4}$ of Section 15, the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residential

Residential

Residential

Residential

SUMMARY OF REQUEST

The purpose of this plat is to create six (6) new lots (Lots 1 – 7, Block 5 except 3R), revise four (4) lots (Lot 3R, Block 5 and Lots 13R, 14R, 15R, Block 3A) and create a dedicated Public Right of Way by extending Mystery Wagon Road. The entry to a new road, Palisades Stone Street, is also shown on the plat. All the above is located within the Palisades Tract of Deadwood Stage Run Addition.

FACTUAL INFORMATION

1. The property is part of a Planned Unit Development and is currently zoned both R1 – Residential and R2 – Multi-Family Residential.
 2. Combined area of all lots and Public Right of Ways shown on the plat will be 7.182 acres \pm .
 3. The property is not located in a flood zone.
 4. Public facilities are available to serve the property.
 5. The area is a residential neighborhood currently characterized by a mixture of single and multi-family homes.
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STAFF DISCUSSION

The subject property is owned by the Summit at Deadwood Stage Run, LLC.

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.
 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 streets bounding the lots are 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. Areas taken out of the mineral survey and remaining acreage are indicated on the plat.
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ACTION REQUIRED:

1. Approval/Denial by Board of Adjustment (approved by Planning and Zoning Commission November 20, 2024).