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**STAFF REPORT  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
December 21, 2022**

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**APPLICANT:** The Summit at Deadwood Stage Run, LLC

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

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 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: R1 – Residential  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Residential Dwellings  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The purpose of the proposed final plat is to adjust the lot lines for lots 8A, 10, 18A, 20, 29, 30 and 31A. Portions of the drainage area in the rear of these properties are being added to the existing lots. 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 8A is comprised of 1.487 Acres  $\pm$ , Lot 10 0.384 Acres  $\pm$ , Lot 18A 0.643  $\pm$ ,  
Lot 20 0.379  $\pm$ , Lot 29 0.230  $\pm$ , Lot 30 0.237  $\pm$ , Lot 31A 2.156  $\pm$
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. Any area taken out of a mineral survey and remaining acreage will be indicated on the plat.

### **ACTION REQUIRED:**

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