

OFFICE OF  
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**PLANNING AND ZONING MEETING  
STAFF REPORT  
December 21, 2022**

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**APPLICANT:** City of Deadwood

**PURPOSE:** Corrective Plat

**GENERAL LOCATION:** Located near Railroad Ave. and McKinley Street

**LEGAL DESCRIPTION:** CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2<sup>ND</sup> ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2<sup>ND</sup> ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Residential Multi-Family

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Residential Multi- Family  
South: Residential Multi- Family  
East: Residential Multi- Family  
West: Residential Multi- Family

Surrounding Land Uses:

Residential Homes  
Residential Homes  
Residential Homes  
Residential Homes

**SUMMARY OF REQUEST**

*The purpose of platting Park Lot and Spring Street 1 & 2 is to consolidate multiple parcels owned by the City of Deadwood.*

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lot are comprised as Park Lot = 1.404 Acres±, Spring Street Lot 1 = 0.065 Acres±, Spring Street Lot 2 = 0.055 Acres±
3. The subject property is located within a medium density Multi-Family 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

*These lots are compliant with the City of Deadwoods Zoning Codes. The Park Lot is a potential location for Deadwoods first Dog Park. The area will continue to be cleaned of trash and debris until a decision is made.*

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