



PLANNED UNIT DEVELOPMENT (PUD)

the RIDGE Development, Deadwood, SD

Applicant/Developer/Owner: Preacher Smith, LLC / TRD, LLC
- Randy and Cheri Horner
16 Peck Street, Deadwood, SD 57732

Project Agent: Leah M. Berg, P.E.
LBerg@proacesinc.com Cell: 605-545-1120

Legal Description: Preacher Smith Tract (Less Lot A of the Ridge Development) and Lots 1 & 2, Block 1B of the Ridge Development, The City of Deadwood, South Dakota.
(Plats attached)

Other: Economic Development TIF District #14
(TIF Plan and Resolution attached)

1. Objectives:

- Create an overall zoning district plan through the PUD for the RIDGE Development that is customized to work for the City of Deadwood and also compliments the uniqueness of the RIDGE Development.
 - The goal is to establish planned uses at the beginning and continue to be transparent with development plans from the start.
- the RIDGE Development was formed and consisted of a combined parcel with an area of 679.49 Acres. The plat for the Preacher Smith Tract along with the parcel that was platted out of the tract, Lot A, along Whitewood Creek Road that has been sold that was not connected to the overall development due to the topography and then the two apartment parcels that were platted out of the original Preacher Smith Tract.
- With the large area and infrastructure challenges the overall concept for the RIDGE requires a customized plan in order to be successful.

- the RIDGE includes an Economic Development TIF District with a variety of uses: single -family residential, multi-family residential and Commercial.
- Current Phases include Phase 1 – Residential, Phase 1A – Commercial and Phase 1B Multi-Family Residential.
- The Lots sizes range from 0.3 Acres to just over 12 Acres. The variety in sizes allows all the ability to find a Lot that would work for them.
- There is also a trail system planned that would help create an integrated recreation system for the public to utilize that will help the City of Deadwood diversify the family opportunities in the area.
- The Development has a desire to work with the City of Deadwood to create plans for trolley stops along Hwy 85 to help connect this area to the downtown core commercial zone and community areas.
 - This potential partnership would provide key opportunities for residents to be part of the workforce and the community. An expanded trolley system allows options for residents to be able to utilize the trolley system to get to and from work.
 - This also allows for visitors to the area to stay and park in the Development and travel into the City of Deadwood safely to enjoy their time. This will help alleviate some of the stress on the limited parking areas throughout the City of Deadwood, while contributing to the economy.

2. Development Schedule:

- The Project has been underway in the planning phases since 2020 with the Economic Development TIF District #14 being approved November 2021.
- This year, 2022, roads are being created and underground infrastructure is being designed and installed.
- Construction in this area is limited by the winter seasons and with the supply chain disruptions, the development has experienced a great deal of difficult circumstances. However, the local team of contractors have done an exceptional job so far with getting infrastructure underway for the first phase of the development which includes the workforce housing apartments. Currently the plan is to start construction of the workforce apartments this Fall 2022.
- Lift stations and utility connections are being coordinated with the City Public Works Department and will be implemented to meet the needs of

the development and City staff for use and maintenance. This work is planned to be completed late winter early spring 2023, just in time for possible structure occupancy opportunities.

- The commercial areas are busy with interest for a convenience store, bank, and luxury motorcoach park area. All could break ground in the Spring of 2023.
- The current phases and Lots available to be reserved are included on the attached Layout brochure.
- The multi-phased concept for the multi-family apartment area is included for reference.

3. Covenants and HOA:

- the RIDGE Development will include covenants and an HOA.
 - The current covenants are in 'draft for review' but will be recorded following the establishment of the PUD.
- The covenants are legally connected to each lot sold within the development and the HOA is in place to help enforce the established covenants.
- A copy of the draft covenants are attached.

4. PUD Criteria Requested:

- Within the boundary of the PUD - SETBACKS:
 - Due to extreme topography, it is requested that the following setbacks are allowed, to be only utilized by the HOA/Architectural Review Committee when necessary (the Covenants provide more stringent requirements for setbacks without an exception)

Requested Setbacks for the RIDGE PUD
Front (5) feet
Side (5) feet
Rear (5) feet

- PARKING:
 - Parking requirements are requested to be reduced by 20%

5. City of Deadwood Existing and Proposed Modified Zoning Districts included within the PUD Boundary:

- PUD map included in attachments and the proposed districts are as follows:

- A. **R1 – Residential District**
- B. **R1 Mod – Residential District RIDGE Modified**
 - Short Term Rentals Allowed
- C. **R2 – Multi-Family Residential District**
- D. **R2 Mod– Multi-Family Residential District RIDGE Modified**
 - Short Term Rentals Allowed
- E. **CH – Commercial Highway District**

6. Short Term Rentals in ‘RIDGE Modified’ R1 and R2:

- The City of Deadwood has diligently been and continues working to manage the residential environments established within the City limits for residents.
- One way that the RIDGE Development will be different, is that the short term rental concept and areas where it would be available/allowed will be established from day one of the development. This means that any property owner interested in purchasing a Lot and living on the RIDGE is informed of the option they have as well as their neighbors will have to utilize their residence as a short term rental, if they choose.
- The covenants will include sections for the short term rentals or Vrbo (vacation rental by owner) options. This section will inform potential property owners that the City of Deadwood has established requirements for short term rentals that must be followed. This will be included to further enforce the orderly establishment of short term rentals within the RIDGE.
- The ability for the RIDGE to offer short term rental opportunities to property owners is an absolute critical factor in the success of the development.

END OF APPLICATION

Attachments:

1. Plat of Preacher Smith Tract
2. Plat of Lot A of the Ridge Development
3. Plat of Lots 1 & 2, Block 1B of The Ridge Development
4. Economic Development Tax Increment Finance District at City Commission Meeting 11/15/2021 with Resolution 2021-23
5. the RIDGE Lot Layout
6. Multi-Family Apartment Site Plan Concept
7. Covenants – Draft 09/29/2022
8. PUD Map