

OFFICE OF
PLANNING, ZONING AND
HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: August 3, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: Optima LLC

PURPOSE: Revise existing three (3) lots to reflect historical context and prepare for future residential development.

ADDRESS: 37 Charles Street

LEGAL DESCRIPTION: Plat of Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

STAFF FINDINGS:

Surrounding Zoning:

North: CE – Commercial Enterprise

South: R1 – Residential

East: C1 - Commercial

West: C1 - Commercial

Surrounding Land Uses:

Retail

Residences

Residences/Retail

Hospital

SUMMARY OF REQUEST

The purpose of this plat is to re-define the boundaries of the existing lots into three (3) single-family residential lots based on the original historical context. Future plans for the site are to relocate five (5) existing buildings from Lower Main Street to the newly platted parcels created by this request. The applicant is also petitioning to rezone the property from C1-Commercial to R1-Residential.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. Lot 9R will be comprised of 7,405 square feet $\pm$ which equates to 0.17 acres $\pm$.
3. Lot 13R will be comprised of 8,712 square feet $\pm$ which equates to 0.2 acres $\pm$.
4. Lot 17R will be comprised of 7,405 square feet $\pm$ which equates to 0.17 acres $\pm$.
5. Combined lots will be comprised of 23,522 square feet $\pm$ which equates to 0.54 acres $\pm$.
4. The property is partially located within the 500-year floodplain.
5. Public facilities are available to serve the property.
6. The area is currently characterized by commercial uses with a residential neighborhood on the hill behind the property and residential structures to the East.

STAFF DISCUSSION

The subject property is owned by Optima 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 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.

9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Board of Adjustment (approved by Planning and Zoning Commission July 15, 2026).