



LAWRENCE COUNTY
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

Planning & Zoning Staff Report

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.

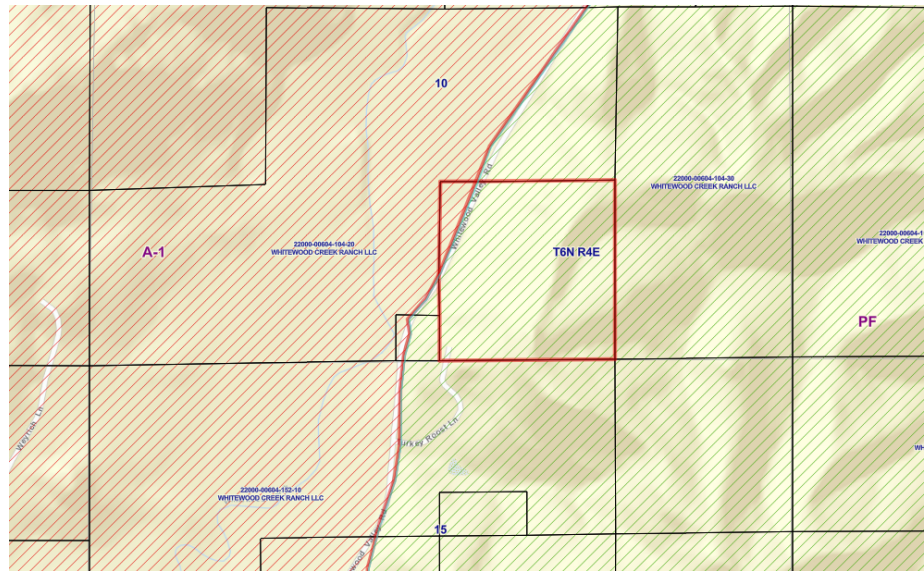
Date of CC Meeting: April 11, 2023 @ 9:00 a.m.

Prepared by: Amber Vogt, P & Z Director

OVERVIEW:

PRELIMINARY PLAT~

APPLICANT: Whitewood Creek Ranch LLC/Branden and Abby Landphere
LEGAL DESCRIPTION: Lot 1 of Stagecoach Overlook Subdivision NW ¼ of the SE ¼ of Section 10, T6N, R4E.
VICINITY LOCATION: Whitewood Valley Rd
SUMMARY: Creating a 10 acre ot to keep residence out of LLC
ZONING: PF
PARCEL ID: 22000-00604-104-20
ACTION REQUIRED: Approval/Denial (CC April 11, 2023 at 9:00 a.m.)



Plat Links:

- 12. PRELIM Landphere ...
- 12. PRELIM Landphere ...
- 12. PRELIM Landphere Lot 1 - topo.pdf
- 12. Lot 1 Stage Coach Overlook Sub Wildfire Plan.pdf

SUMMARY/INFRASTRUCTURE:

Property is currently zoned PF which allows down to a 2 acre lot to be subdivided off. The purpose of the lot is to create a larger lot that will be owned separately from the LLC since both Will Johnson and Abby Ladhphere own the LLC in joint, but they would like their residential properties to be owned in their own names. The parcel has access to the Whitewood Valley Road with an approved approach permit already as well as a fire plan that is currently in the process of being completed. It has a well and a septic system on the lot where the residence sits.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plat.

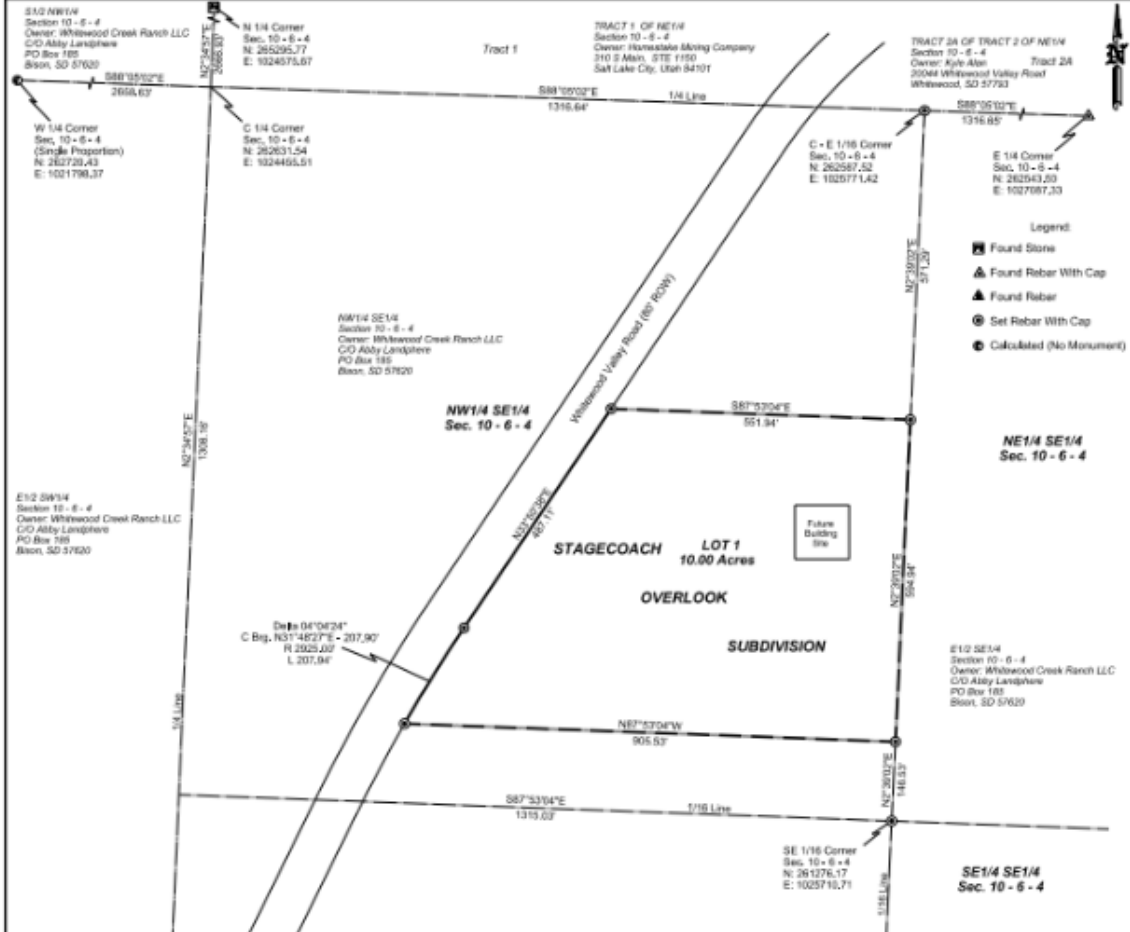
BOARD & COMMISSION RECOMMENDATIONS:

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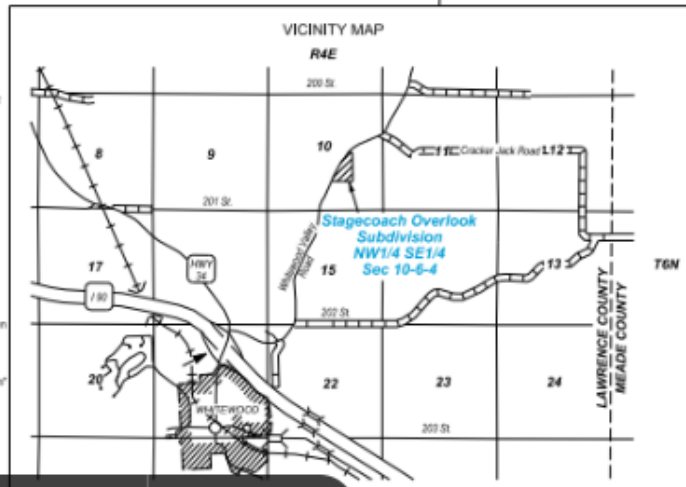
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**PRELIMINARY PLAT OF LOT 1
STAGECOACH OVERLOOK SUBDIVISION IN THE NW1/4 SE1/4
OF SECTION 10 - TOWNSHIP 6 NORTH - RANGE 4 EAST - BLACK HILLS MERIDIAN
LAWRENCE COUNTY, SOUTH DAKOTA**

SCALE: 1 INCH = 150 FEET



- Legend:**
- Found Stone
 - Found Rebar With Cap
 - Found Rebar
 - Set Rebar With Cap
 - Calculated (No Monument)



SW1/4 SE1/4
Section 10 - 6 - 4
Owner: Whitewood Creek Ranch LLC
C/O Abby Landphere
PO Box 185
Bison, SD 57620

SW1/4 SE1/4
Sec. 10 - 6 - 4

- PRELIMINARY PLAT NOTES:**
- 1) Current Owner and Developer: Whitewood Creek Ranch, LLC
C/O Abby Landphere
PO Box 185, Bison SD 57620
Phone Number 605.431.2293
 - 2) Building Restrictions and Setbacks:
Per Lawrence County Ordinance Requirements.
 - 3) Base of Bearings: South Dakota State Plane Coordinate System
South Dakota North Zone NAD 83(2011)
Distance shown on Grid Scale Factor = 0.99981943
 - 4) Total Acreage of 1 Lot = 10.00 acres
All areas shown on this plat are considered to be "More or Less"
 - 5) FEMA Flood Map Number
Lawrence County 480304 - 4668100283F - v.1, 4/17/2012
Zone X - Area of Minimal Flood Hazard
 - 6) GIS Information:
This Area is zoned as PF (Park Forest)
Parcel ID: 2205438064-14-26
School District No. Meade 494
Parcel Code 57793
 - 7) Assessor: 103 PRM
The proposed Lot 1 lies within the Assessor's 103 PRM area. Refer to the Lawrence County Planning and Zoning Department's Business Lists.