



LAWRENCE COUNTY
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

Planning & Zoning Staff Report

Date of PZ Meeting: May 4, 2023 @ 1:30 p.m.

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

OVERVIEW:

FINAL PLAT ~

APPLICANT: Mark Mayer **LEGAL**

DESCRIPTION: Lot 17R and 18R Blk 10 of Trailside Addition being a sub of a portion of Tract 2E and 2F of Tract 2 of Powder House Pass located in Section 18, T4N, R3E.

VICINITY LOCATION:

Hwy 85 **SUMMARY:** Lot line change

ZONING:

PUD PARCEL ID:

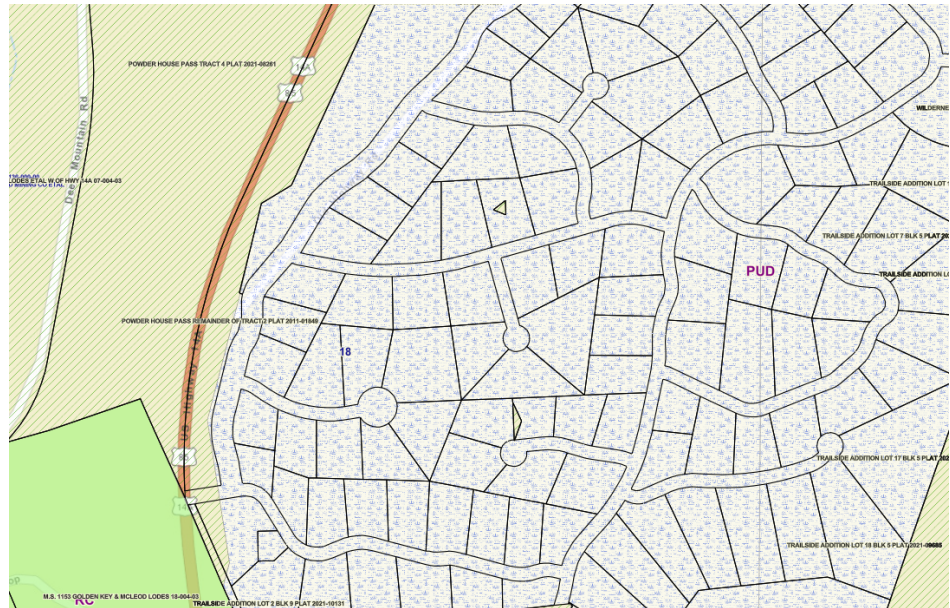
26452-00403-005-17;

26452-00403-005-18

ACTION REQUIRED:

Exempt/Approval/Denial

(CC May 9, 2023 at 9:00 a.m.)



Plat Links: ■ **8. FINAL Lot 17R & 18R Blk 10 Trailside Addn -Mark Mayer.pdf**

■ **8. FINAL Lot 17R & 18R Blk 10 Trailside Addn -Mark Mayer pg 2.pdf**

SUMMARY/INFRASTRUCTURE:

Property is currently zoned PUD - Planned Unit Development and the surrounding property is zoned PF and PUD. The zoning was changed from PF to PUD in 2011. The bond is in place to cover costs associated with this area. An updated fire plan has been submitted but not fully implemented. The infrastructure is in place for these lots. There are no structures located on the lots and this is a lot line adjustment between the two parcels.

STAFF RECOMMENDATION:

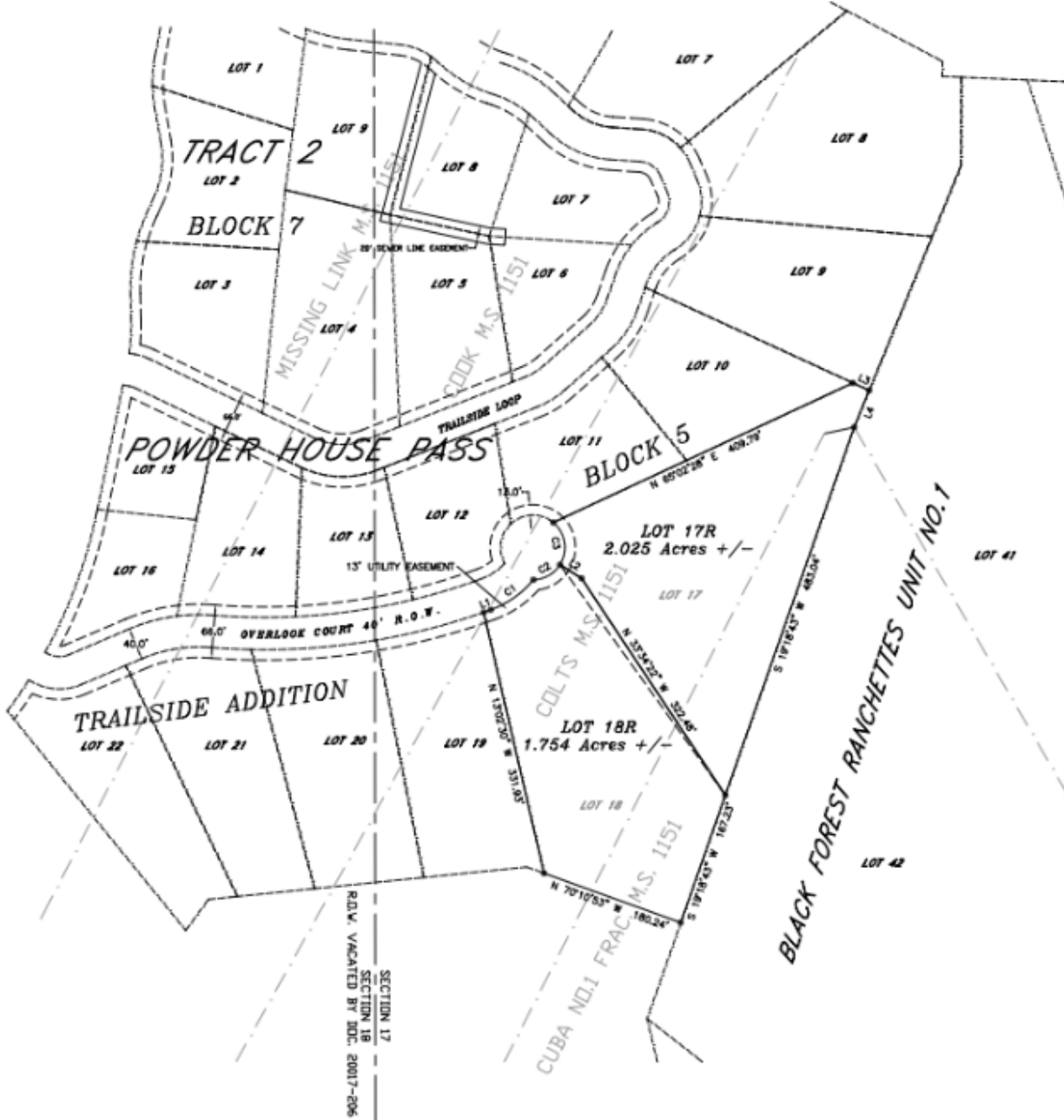
Staff recommends the final plat be approved as submitted.

BOARD & COMMISSION RECOMMENDATIONS:

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PLAT OF LOT 17R AND 18R, BLOCK 5, TRAILSIDE ADDITION
 FORMERLY LOT 17 AND LOT 18, BLOCK 5, TRAILSIDE ADDITION,
 BEING A SUBDIVISION OF PORTIONS OF TRACT 2 OF POWDER HOUSE PASS AND TRACT 2P OF TRACT 2 OF POWDER HOUSE PASS
 LOCATED IN PORTIONS OF CUBA NO.1 FRAC., COOK AND COLTS M.S. 1151
 ALL SITUATED IN SECTION 17, T4N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA



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MAY 2023