

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Jul 21 2026

Agenda Item: Consideration of Variances for Lot A-2-1 through Lot A-2-7 of Hurley Subdivision, City of Sturgis, Meade County, South Dakota

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

The subject properties are located within the Hurley Subdivision and were part of the Final Plat on the property that contains the Dolan Creek Assisted Living Complex.

Legal Description: Lot A-2-1 through Lot A-2-7 of Hurley Subdivision, formerly Lots 7, 8, 9, 10, and 11 of Hurley Subdivision and formerly a portion of Lot A-2 of Hurley Subdivision, located in the SW 1/4 of Section 9, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota

Applicant: Dolan Creek Apartments, LLC, 2171 Moose Drive, Sturgis, SD 57785

Project Summary:

The applicant is requesting proposed variances associated with the minimum lot width, frontage, and related dimensional standards.

Lot A-2-1: Lot Frontage less than 100'

Lot A-2-2: Lot Frontage less than 100'

Lot A-2-3: None

Lot A-2-4: Less than the required Rear Yard Setback

Lot A-2-5: Lot Frontage of less than 100'

Lot A-2-6: Lot Frontage of less than 100'

Lot A-2-7: Lot Frontage of less than 100'; Less than required Side Yard Setback for Corner Lot

Surrounding Land Use:

The surrounding area consists primarily of residential uses.

Public Notification:

In accordance with City requirements, notice of the public hearing was mailed to property owners within 200 feet of the subject property. The notification described the proposed use and provided the date, time, and location of the public hearings. A physical notice was also placed at the subject property.

DISCUSSION:

Based on the current City of Sturgis zoning regulations for the Low-Density Residential Housing district, the following dimensional standards generally apply.

Low-Density Residential (LDR) District Requirements:

Minimum Lot Area	7,000 sqft
Minimum Lot Width	100 ft
Minimum Front Yard Setback	25 ft
Minimum Side Yard Setback	8 ft
Minimum Corner Side Setback	18 ft
Minimum Rear Yard Setback	10 ft

The applicant requests the following variances per lot:

Lot A-2-1: Lot Frontage less than 100'

Lot A-2-2: Lot Frontage less than 100'

Lot A-2-3: None

Lot A-2-4: Less than the required Rear Yard Setback; Actual = 7.19'

Lot A-2-5: Lot Frontage of less than 100'

Lot A-2-6: Lot Frontage of less than 100'

Lot A-2-7: Lot Frontage of less than 100'; Less than required Side Yard Setback for Corner Lot; Actual = 11.39'

Staff notes that all interior side yard setbacks, front yard setbacks, and minimum lot area requirements are properly met.

Staff supports the requested variances associated with the minimum lot width, frontage, and related dimensional standards as noted.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning

BUDGET IMPACT:

None anticipated

RECOMMENDATION:

Based on the information provided in the analysis above, staff recommends approval of the variances requested in conjunction and following the final plat approval for Lots A-2-1 through A-2-7 of Hurley Subdivision.

ATTACHMENTS:

[Hurley Sub. Lots A-2-1 to A-2-7 Final Plat](#)

[Dolan Creek Zoning](#)

[Hurley Subdivision Lots A-2-1 through A-2-7 200' Map](#)

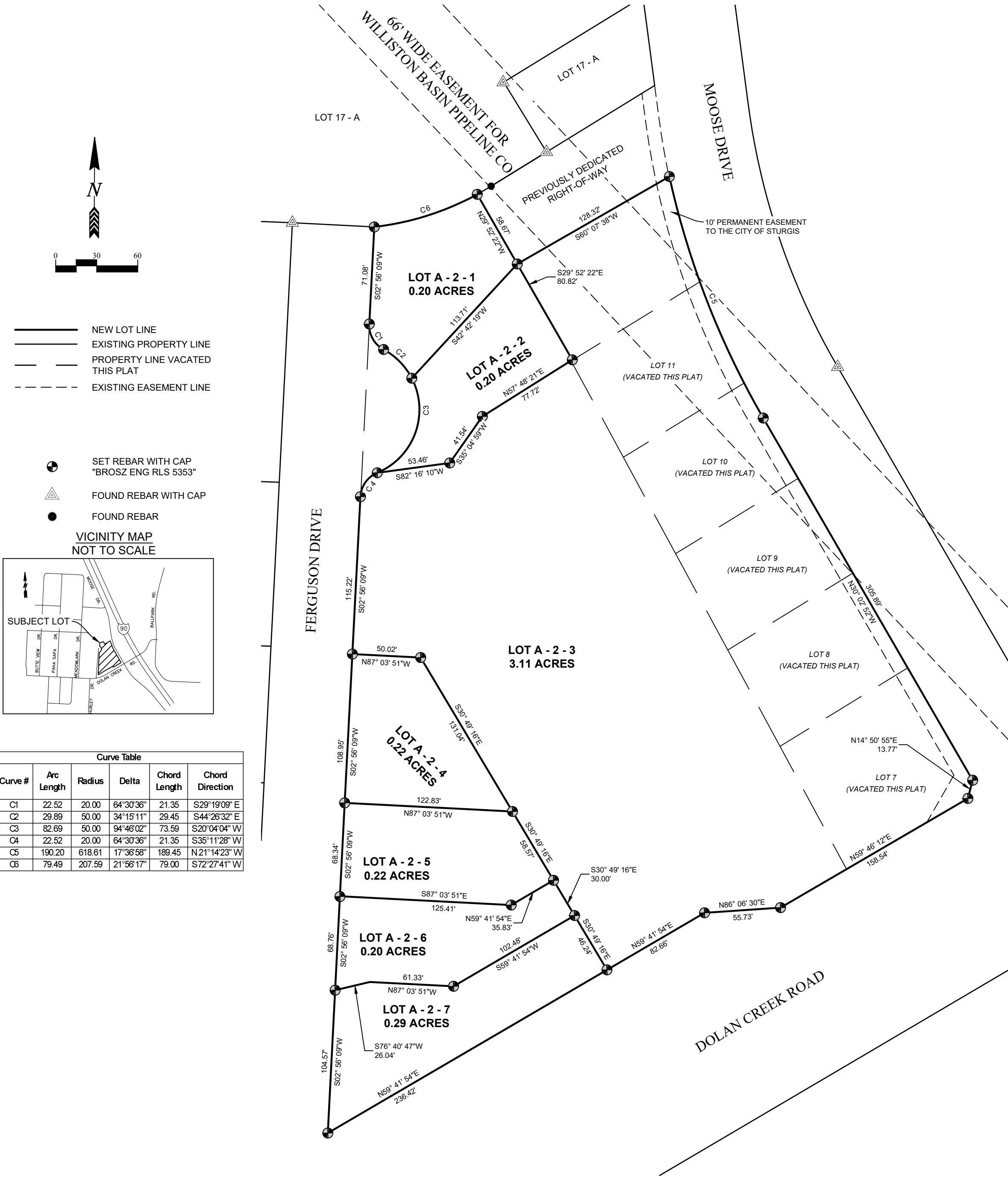
Approved By:

Rick Bush, Director of Public Works

Status:

Approved - Jul 06 2026

PLAT OF LOT A-2-1 THROUGH LOT A-2-7 OF HURLEY SUBDIVISION
FORMERLY LOTS 7, 8, 9, 10, AND 11 OF HURLEY SUBDIVISION AND FORMERLY
A PORTION OF LOT A-2 OF HURLEY SUBDIVISION, LOCATED IN THE SW1/4 OF
SECTION 9 - TOWNSHIP 5 NORTH - RANGE 5 EAST - BLACK HILLS MERIDIAN
CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA



CERTIFICATE OF OWNERSHIP

I/We, _____, do hereby certify that I/We are the owner of the land as shown and described hereon, that the plat was done at the request and direction of the owner for the purpose hereon and that development of this land will conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

I/We are the owner(s) of the land as shown and described hereon, hereby dedicate the easement(s) shown or noted hereon to such use.

Owner: _____
Address: _____

ACKNOWLEDGMENT OF OWNERSHIP

State of South Dakota
County of Meade

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the persons described in and who executed the foregoing certificate.

My Commission Expires: _____
Notary Public

SURVEYOR'S CERTIFICATE

I, Michael A. Jordan, a Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself or by Brosz Engineering, Inc.

Michael A. Jordan RLS #5353 _____ Date

APPROVAL OF ACCESS BY STREET AUTHORITY

State of South Dakota
County of Meade
City of Sturgis

The location of the proposed access to the abutting County or State Highway, or City Street as shown hereon, is hereby approved. Any changes in the location of the proposed access shall require additional approval.

Street Authority _____ Date _____

OFFICE OF ADMINISTRATIVE OFFICIAL

State of South Dakota
County of Meade
City of Sturgis

This plat is approved by the Administrative Official on this _____ day of _____, 20____, in accordance with the administrative approval authority.

Administrative Official _____ Finance Officer _____

CERTIFICATE OF COUNTY TREASURER

State of South Dakota
County of Lawrence

I, County Treasurer of Meade County, do hereby certify that the _____ taxes which are liens upon the lands platted hereon as shown by the records of my office, have been fully paid.

County Treasurer _____ Date _____

OFFICE OF COUNTY DIRECTOR OF EQUALIZATION

State of South Dakota
County of Meade

I, Director of Equalization of Meade County, do hereby certify that I have received a copy of this plat.

County Director of Equalization _____ Date _____

OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of Meade

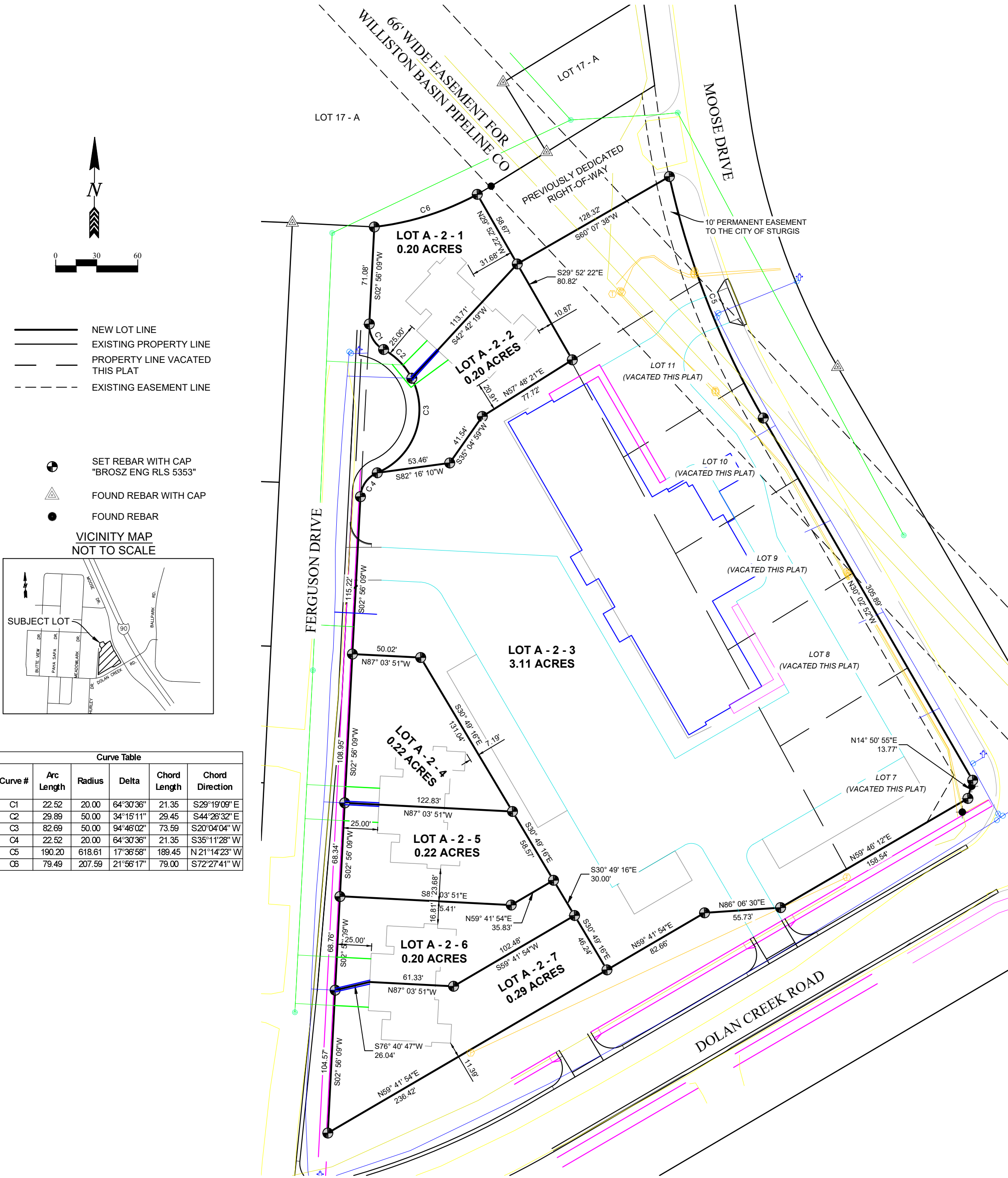
Filed for record this _____ day of _____, 20____, at _____ o'clock ____ m., and recorded as Document # _____.

County Register of Deeds _____ Date _____



Project: 2503064
Date: 05/27/2026
Sheet: 1 of 1
Prepared by: Alex Westerbuhr
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

PLAT OF LOT A-2-1 THROUGH LOT A-2-7 OF HURLEY SUBDIVISION
FORMERLY LOTS 7, 8, 9, 10, AND 11 OF HURLEY SUBDIVISION AND FORMERLY
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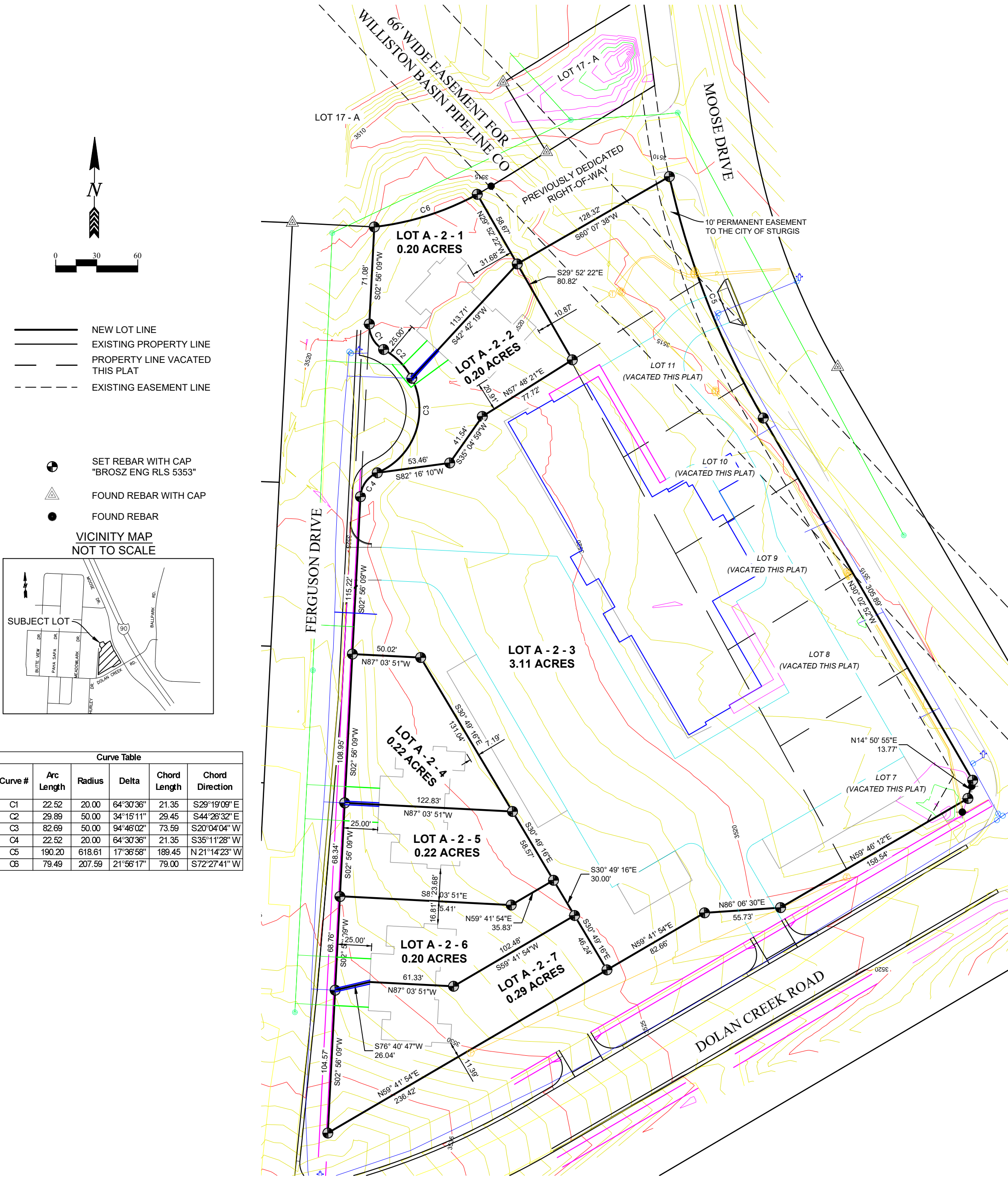
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Name: **LOT A - 2 - 7**
Point of Beginning : North: 227502.33' East: 1048073.91'

Segment #1 : Line
Course: S59° 41' 54.00"W Length: 236.42'
North: 227383.04' East: 1047869.79'

Segment #2 : Line
Course: N02° 56' 09.00"E Length: 104.57'
North: 227487.48' East: 1047875.14'

Segment #3 : Line
Course: N76° 40' 47.22"E Length: 26.04'
North: 227493.48' East: 1047900.49'

Segment #4 : Line
Course: S87° 03' 51.00"E Length: 61.33'
North: 227490.34' East: 1047961.73'

Segment #5 : Line
Course: N59° 41' 54.00"E Length: 102.48'
North: 227542.04' East: 1048050.22'

Segment #6 : Line
Course: S30° 49' 16.00"E Length: 46.24'
North: 227502.33' East: 1048073.91'

Perimeter: 577.09' Area: 12573.17 Sq. Ft.

Name: **LOT A - 2 - 1**
Point of Beginning : North: 228018.40' East: 1048008.32'

Segment #1 : Line
Course: S42° 42' 18.75"W Length: 113.71'
North: 227934.84' East: 1047931.20'

Segment #2 : Curve
Length: 29.89' Radius: 50.00'
Delta: 034.1510 (dms) Tangent: 15.41'
Chord: 29.45' Course: N44° 26' 32.30"W
Course In: S62° 41' 03.05"W Course Out: N28° 25' 52.36"E
RP North: 227911.90' East: 1047886.78'
End North: 227955.87' East: 1047910.58'

Segment #3 : Curve
Length: 22.52' Radius: 20.00'
Delta: 064.3040 (dms) Tangent: 12.62'
Chord: 21.35' Course: N29° 19' 06.49"W
Course In: N28° 25' 35.35"E Course Out: N87° 03' 48.34"W
RP North: 227973.46' East: 1047920.11'
End North: 227974.48' East: 1047900.13'

Segment #4 : Line
Course: N02° 56' 09.00"E Length: 71.08'
North: 228045.47' East: 1047903.77'

Segment #5 : Curve
Length: 79.48' Radius: 207.59'
Delta: 021.5620 (dms) Tangent: 40.24'
Chord: 79.00' Course: N72° 27' 41.00"E
Course In: N06° 34' 10.38"W Course Out: S28° 30' 27.62"E
RP North: 228251.70' East: 1047880.02'
End North: 228069.27' East: 1047979.10'

Segment #6 : Line
Course: S29° 52' 22.00"E Length: 58.67'
North: 228018.40' East: 1048008.32'

Perimeter: 375.35' Area: 8733.47 Sq. Ft.

Name: **LOT A - 2 - 6**
Point of Beginning : North: 227549.73' East: 1048003.91'

Segment #1 : Line
Course: N59° 41' 54.00"E Length: 35.83'
North: 227567.81' East: 1048034.85'

Segment #2 : Line
Course: S30° 49' 16.00"E Length: 30.00'
North: 227542.04' East: 1048050.22'

Segment #3 : Line
Course: S59° 41' 54.00"W Length: 102.48'
North: 227490.34' East: 1047961.73'

Segment #4 : Line
Course: N87° 03' 51.00"W Length: 61.33'
North: 227493.48' East: 1047900.49'

Segment #5 : Line
Course: S76° 40' 47.22"W Length: 26.04'
North: 227487.48' East: 1047875.14'

Segment #6 : Line
Course: N02° 56' 09.00"E Length: 68.76'
North: 227556.15' East: 1047878.67'

Segment #7 : Line
Course: S87° 03' 51.00"E Length: 125.41'
North: 227549.73' East: 1048003.91'

Perimeter: 449.86' Area: 8674.06 Sq. Ft.

Name: **LOT A - 2 - 2**
Point of Beginning : North: 227934.84' East: 1047931.20'

Segment #1 : Line
Course: N42° 42' 18.75"E Length: 113.71'
North: 228018.40' East: 1048008.32'

Segment #2 : Line
Course: S29° 52' 22.00"E Length: 80.82'
North: 227948.32' East: 1048048.57'

Segment #3 : Line
Course: S57° 48' 21.00"W Length: 77.72'
North: 227906.91' East: 1047982.80'

Segment #4 : Line
Course: S35° 04' 58.97"W Length: 41.54'
North: 227872.92' East: 1047958.93'

Segment #5 : Line
Course: S82° 16' 09.67"W Length: 53.46'
North: 227865.73' East: 1047905.95'

Segment #6 : Curve
Length: 82.69' Radius: 50.00'
Delta: 094.4600 (dms) Tangent: 54.34'
Chord: 73.59' Course: N20° 04' 04.02"E
Course In: N22° 32' 55.01"W Course Out: N62° 41' 03.05"E
RP North: 227911.90' East: 1047886.78'
End North: 227934.84' East: 1047931.20'

Perimeter: 449.94' Area: 8499.85 Sq. Ft.

Name: **LOT A - 2 - 5**
Point of Beginning : North: 227567.81' East: 1048034.85'

Segment #1 : Line
Course: S59° 41' 54.00"W Length: 35.83'
North: 227549.73' East: 1048003.91'

Segment #2 : Line
Course: N87° 03' 51.00"W Length: 125.41'
North: 227556.15' East: 1047878.67'

Segment #3 : Line
Course: N02° 56' 09.00"E Length: 68.34'
North: 227624.40' East: 1047882.17'

Segment #4 : Line
Course: S87° 03' 51.00"E Length: 122.83'
North: 227618.11' East: 1048004.83'

Segment #5 : Line
Course: S30° 49' 16.00"E Length: 58.57'
North: 227567.81' East: 1048034.85'

Perimeter: 410.98' Area: 9531.65 Sq. Ft.

Name: **LOT A - 2 - 4**
Point of Beginning : North: 227618.11' East: 1048004.83'

Segment #1 : Line
Course: N87° 03' 51.00"W Length: 122.83'
North: 227624.40' East: 1047882.17'

Segment #2 : Line
Course: N02° 56' 09.00"E Length: 108.95'
North: 227733.20' East: 1047887.75'

Segment #3 : Line
Course: S87° 03' 51.00"E Length: 50.02'
North: 227730.64' East: 1047937.70'

Segment #4 : Line
Course: S30° 49' 16.00"E Length: 131.04'
North: 227618.11' East: 1048004.83'

Perimeter: 412.83' Area: 9415.29 Sq. Ft.

Name: **LOT A - 2 - 3**
Point of Beginning : North: 227618.11' East: 1048004.83'

Segment #1 : Line
Course: N30° 49' 16.00"W Length: 131.04'
North: 227730.64' East: 1047937.70'

Segment #2 : Line
Course: N87° 03' 51.00"W Length: 50.02'
North: 227733.20' East: 1047887.75'

Segment #3 : Line
Course: N02° 56' 09.00"E Length: 115.22'
North: 227848.28' East: 1047893.65'

Segment #4 : Curve
Length: 22.52' Radius: 20.00'
Delta: 064.3040 (dms) Tangent: 12.62'
Chord: 21.35' Course: N35° 11' 28.00"E
Course In: S87° 03' 50.16"E Course Out: N22° 33' 13.84"W
RP North: 227847.25' East: 1047913.62'
End North: 227865.73' East: 1047905.95'

Segment #5 : Line
Course: N82° 16' 09.67"E Length: 53.46'
North: 227872.92' East: 1047958.93'

Segment #6 : Line
Course: N35° 04' 58.97"E Length: 41.54'
North: 227906.91' East: 1047982.80'

Segment #7 : Line
Course: N57° 48' 21.00"E Length: 77.72'
North: 227948.32' East: 1048048.57'

Segment #8 : Line
Course: N29° 52' 22.00"W Length: 80.82'
North: 228018.40' East: 1048008.32'

Segment #9 : Line
Course: N60° 07' 38.00"E Length: 128.32'
North: 228082.31' East: 1048119.59'

Segment #10 : Curve
Length: 190.20' Radius: 618.61'
Delta: 017.3700 (dms) Tangent: 95.86'
Chord: 189.45' Course: S21° 14' 23.00"E
Course In: N77° 34' 06.16"E Course Out: S59° 57' 07.84"W
RP North: 228215.48' East: 1048723.70'
End North: 227905.73' East: 1048188.22'

Segment #11 : Line
Course: S30° 02' 52.00"E Length: 305.89'
North: 227640.95' East: 1048341.39'

Segment #12 : Line
Course: S14° 50' 55.00"W Length: 13.77'
North: 227627.64' East: 1048337.86'

Segment #13 : Line
Course: S59° 46' 12.00"W Length: 158.54'
North: 227547.82' East: 1048200.88'

Segment #14 : Line
Course: S86° 06' 30.00"W Length: 55.73'
North: 227544.04' East: 1048145.28'

Segment #15 : Line
Course: S59° 41' 54.00"W Length: 82.66'
North: 227502.33' East: 1048073.91'

Segment #16 : Line
Course: N30° 49' 16.00"W Length: 46.24'
North: 227542.04' East: 1048050.22'

Segment #17 : Line
Course: N30° 49' 16.00"W Length: 30.00'
North: 227567.81' East: 1048034.85'

Segment #18 : Line
Course: N30° 49' 16.00"W Length: 58.57'
North: 227618.11' East: 1048004.83'

Perimeter: 1642.27' Area: 135631.70 Sq. Ft.

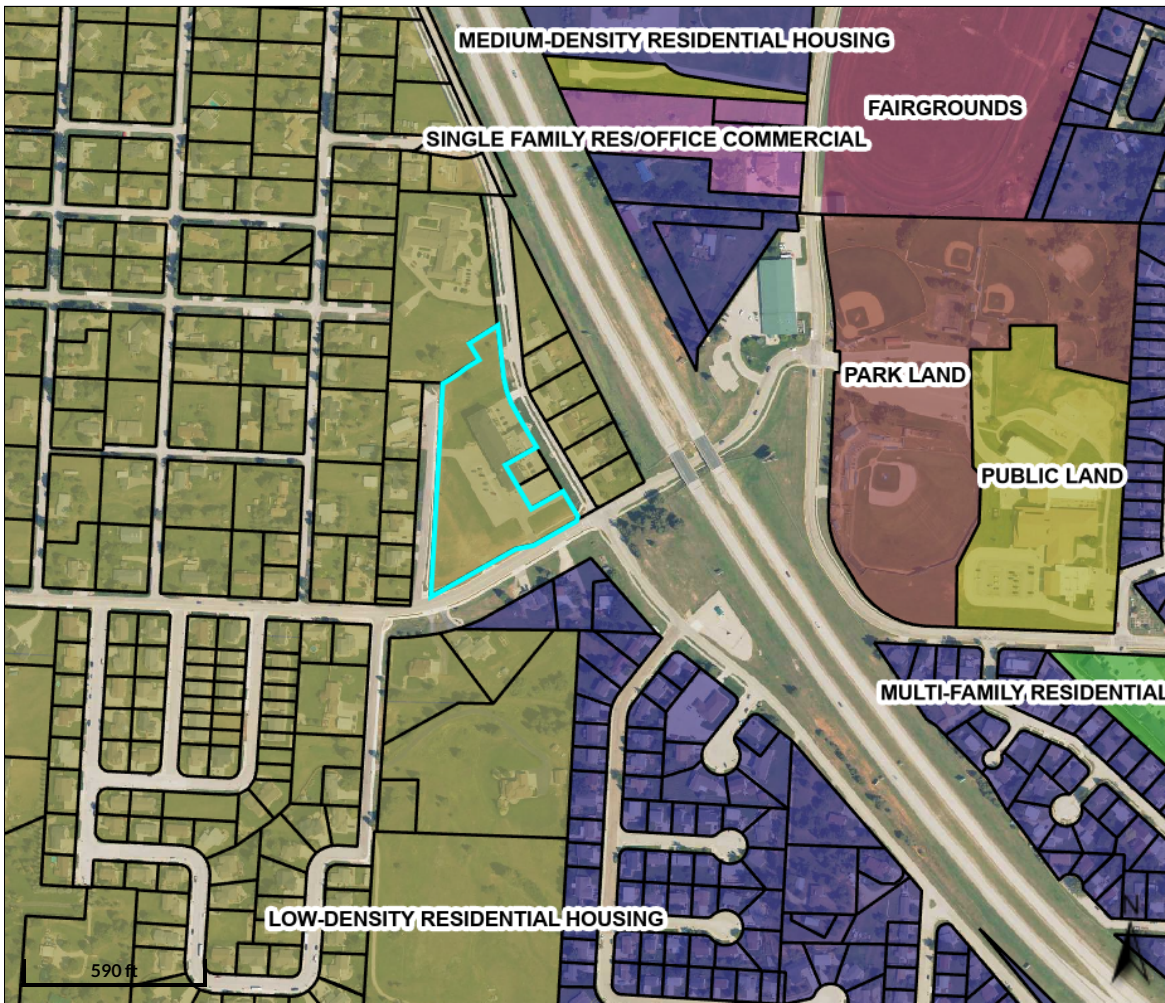
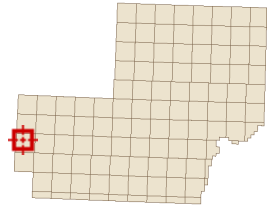


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Sheet: 1 of 1

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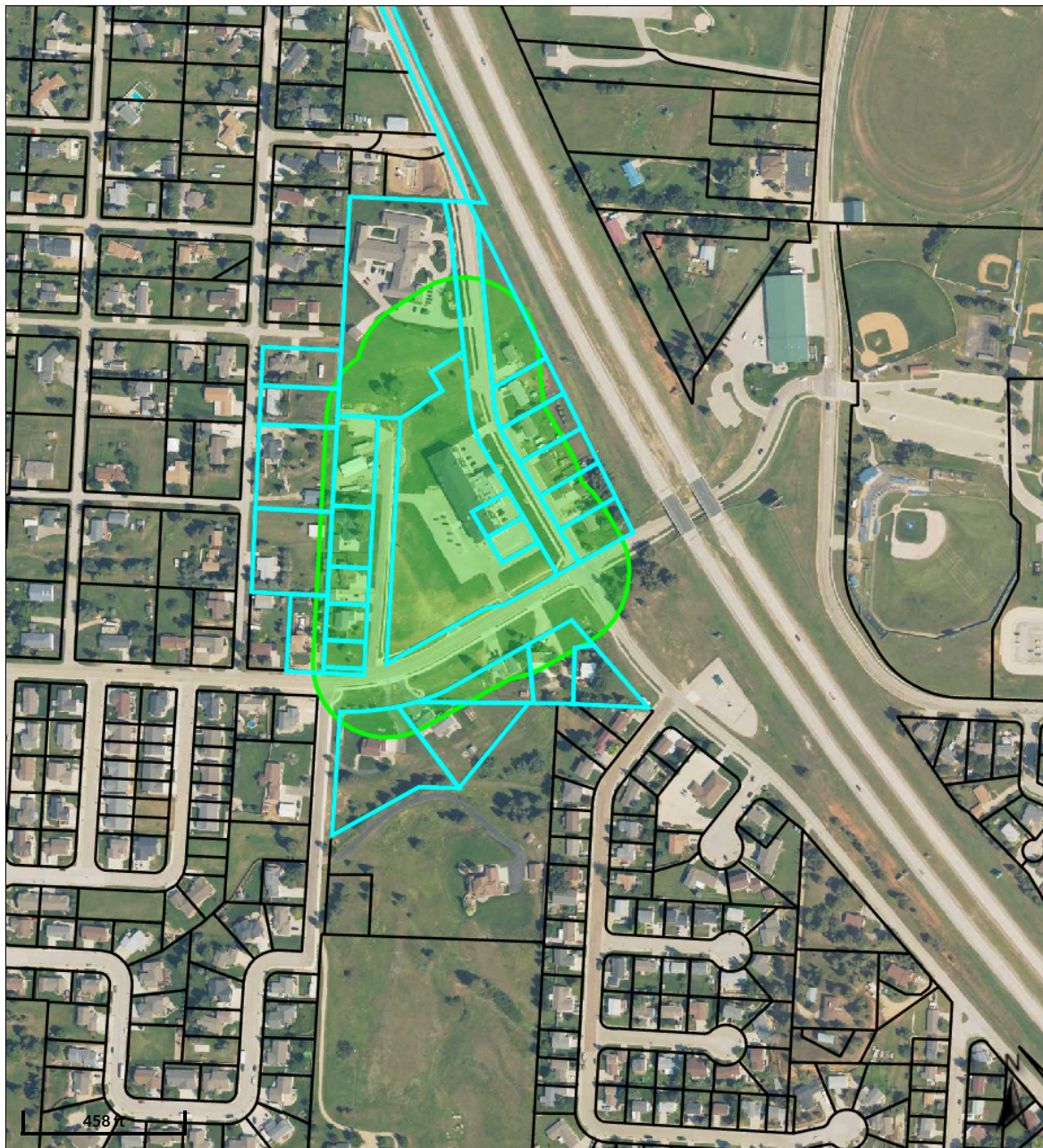
**Overview****Legend**

- ☐ Parcels 2026
- Sturgis Zoning**
 - AGRICULTURE
 - FAIRGROUNDS
 - GENERAL COMMERCIAL
 - GENERAL INDUSTRIAL
 - HIGHWAY SERVICE
 - LOW-DENSITY RESIDENTIAL HOUSING
 - MEDIUM-DENSITY RESIDENTIAL HOUSING
 - MOBILE HOME 1
 - MOBILE HOME 2
 - MULTI-FAMILY RESIDENTIAL
 - OPEN SPACE
 - PARK LAND
 - PUBLIC LAND
 - RV PARK/CAMPGROUN
 - SINGLE FAMILY RES/OFFICE COMMERCIAL

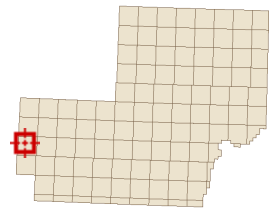
Parcel ID	01.07.7	Alternate ID	n/a	Owner Address	DOLAN CREEK APARTMENTS LLC
Sec/Twp/Rng	--	Class	NADC		2171 MOOSE DR
Property Address	2171 MOOSE DR	Acreage	n/a		STURGIS SD 57785
District	CS461				
Brief Tax Description	HURLEY SUB LOT 7,10,11, REMAINDER OF LOT A2				
	(Note: Not to be used on legal documents)				

Date created: 5/27/2026
Last Data Uploaded: 5/27/2026 7:41:47 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

 Parcels 2026

Date created: 6/30/2026
Last Data Uploaded: 6/30/2026 7:39:04 AM

Developed by  **SCHNEIDER**
GEOSPATIAL