

General Information

A Planned Development District (PD) allows a mix of compatible land uses that would not typically be allowed with traditional zoning districts. Any rezoning to a PD District must conform fully to the county comprehensive development plan. The rezoning to a PD District allows the creation of a customized zoning district with a unique set of zoning regulations.

Application Requirements

An application packet includes an application form, the required application fee of \$350 plus \$50 for each subarea and an initial development plan which includes the following information:

- A) Project name and legal description.
- B) A preliminary subdivision plan including proposed subareas and boundaries.
- C) The proposed development scheme showing the following information:
 - 1) The proposed land uses, including the number and type of any buildings.
 - 2) The proposed density of the development, not to exceed the density in traditional districts.
 - 3) The proposed building setbacks, not less than those required for traditional zoning districts
 - 4) The proposed maximum height, not to exceed the height allowed in traditional districts.
 - 5) Proposed design features to show compatibility with the surrounding neighborhoods.
 - 6) Anticipated subarea development sequence.

Approval Process

The application must be submitted to the Planning Department thirty days before the next Planning Commission meeting. Once a meeting date is set, the applicant must post a notification sign on the property and mail notices to neighboring property owners according to state law. The Planning Department provides the notification sign, a sample notification letter, and a list of the names and addresses of the abutting landowners. The applicant must provide the Planning Department with proof of the mailing. At the meeting, the Planning Commission will take testimony on the request and then take action to recommend approval or denial of the application. The Planning Commission's decision serves as a recommendation to the County Commission. After taking testimony, the County Commission will decide to either approve or deny the rezoning request.

Additional Considerations

If approved, a notice of the ordinance amendment is published in the official county newspapers and becomes effective 20 days following the final publication.

If the Commissions approve the rezoning, they also approve the specific zoning regulations for the Planned Development District. Before the applicant can start the development, however, they must prepare a Final Development Plan for approval by the Planning Commission.

Contact Information

Please contact the Minnehaha County Planning Department at 605-367-4204 with any questions. All applications may be submitted to our office on the Third Floor of the County Administration Building, 415 N Dakota Avenue, Sioux Falls, SD 57104.



PLANNED DEVELOPMENT APPLICATION

I/We, the undersigned, do hereby petition to change the zoning classification on the following described property and authorize representatives of Minnehaha County to enter the property for inspection purposes.

Property Information – Please Fill Out Each of the Following Items

Legal Description: _____

Address or General Location: _____

Existing Zoning District: _____

Proposed Zoning District: _____

Purpose: _____

Petitioner/Owner Information - Please Fill Out Each of the Following Items

Petitioner Name: _____

Owner Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Phone: _____

Phone: _____

Address: _____

Address: _____

Email: _____

Email: _____

Office Use Only - Please Do Not Fill Out This Section

Petition Number: _____

Jurisdiction: _____

Date: _____

Checked By: _____

Receipt Number: _____

Planning Commission Date: _____