

# PLANNED DEVELOPMENT - REZONING - APPLICATION PACKET

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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 (\$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 make a decision to either approve or deny the rezoning request.

### ADDITIONAL CONSIDERATIONS

If approved, a notice of the ordinance amendment is published in the official county newspaper 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.



Administration Building, 3<sup>rd</sup> Floor  
415 N. Dakota Avenue, Sioux Falls, SD 57104

**Strong Foundation. Strong Future.**

Equal Opportunity Employer and Service Provider

P: (605)367-4204  
[minnehahacounty.gov](http://minnehahacounty.gov)



**PLANNED DEVELOPMENT - REZONING  
APPLICATION CHECKLIST**

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- Complete application form.
  
- Initial Development plan including:
  - Project name and legal description.
  - Preliminary subdivision plan with proposed subareas.
  - Proposed development plan with:
    - » Proposed land uses, number and type of residential buildings, and number, type and size of nonresidential buildings.
    - » Proposed density of the development.
    - » Proposed building setbacks.
    - » Proposed maximum height of structures and features.
    - » Proposed design features showing compatibility with neighborhood.
    - » Anticipated subarea development sequence.
  
- Non-refundable application fee (\$350 plus \$50 per subarea).
  
- \$50 Refundable sign deposit.  
(one payment works for both the application fee and deposit)



**Minnehaha County Planning & Zoning**

**PLANNED DEVELOPMENT - REZONING APPLICATION FORM**

Application #: _____
Date: _____
Filing Fee: \$ _____
Receipt # _____

FILING FEE IS NON-REFUNDABLE

Legal Description of Property: \_\_\_\_\_

\_\_\_\_\_

From the \_\_\_\_\_ District

To the \_\_\_\_\_ District

**Purpose:** (attach additional forms as necessary)

\_\_\_\_\_

*I/We, the undersigned, do hereby petition to change the zoning classification of the above described property and authorize representatives of Minnehaha County to enter the property now and in the future for inspection purposes.*

**Applicant: (print)**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

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**Owner: (print)**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office Use only
Checked By: _____
Given Signs: _____
Site Plan: _____
Add'l Reports: _____
PC Date: _____
CC Date: _____
Jurisdiction:
_____ County
_____ Sioux Falls
_____ Dell Rapids



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