

PLANNED DEVELOPMENT MAJOR AMENDMENT APPLICATION PACKET

General Information

Major amendments to the Initial or Final Development Plan of a Planned Development District within the unincorporated areas of the county must be approved as an amendment to the zoning regulations. This entails a three step process with hearings before both the Planning Commission, the County Commission, and publication of the approved changes in the official newspapers of the county.

Any of the following are considered major amendments:

- Any change in the proposed land uses.
- Any major change in the street pattern.
- A change in the boundaries of a subarea.
- An increase in density equal to:
 - 25% or greater for a subarea with less than eight units.
 - 15% or greater for a subarea with nine to twenty units.
 - 8% or greater for a subarea with twenty-one units or more.

Application Requirements

In order to apply for a major amendment an applicant must complete an application form, provide a full typed description of the proposed amendment, provide the suggested text changes for the Planned Development District regulations, and submit the required \$150 non-refundable application fee by the deadline preceding a Planning Commission meeting. If the amendment entails a change in street patterns or subarea boundaries, a revised plan of the development will also be required as part of the application.

Approval Process

The Planning Commission meets the fourth Monday of each month (except December and holidays). The application deadline for the meeting is thirty days before the next planning commission meeting. Once the application is received by the Planning Department, the applicant will be provided with a notification sign that must be posted on their property at least one week before the meeting. The Planning Department will also provide a mailing list and materials to send notice to adjacent property owners according to state law.

At the meeting, the Planning Commission will hear the background information from staff and will take testimony on the application. They will then take action to recommend approval or denial of the application. The Planning Commission's decision serves as a recommendation to the County Commission.

The County Commission hearing is typically held on the third Tuesday of the following month. After hearing background information from county staff and taking testimony from both proponents and opponents, the commission will decide to either approve or deny the amendment request. If the amendment is approved, then notice of the ordinance amendment will be published in the official county newspapers and will become effective 20 days following the final publication.

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 MAJOR AMENDMENT APPLICATION

I/We, the undersigned, do hereby petition for approval of an amendment to a planned development district on the below described property and authorize representatives of Minnehaha County to enter the property now and in the future for inspection purposes.

Property Information – Please Fill Out Each of the Following Items

Legal Description: _____

Address or General Location: _____

Parcel Size: _____ Parcel ID Numbers: _____

Current Development District: _____

Purpose of Amendment: _____

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

Petitioner Name: _____

Owner Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Phone: _____

Phone: _____

Address: _____

Address: _____

City, State, Zip Code: _____

City, State, Zip Code: _____

Email: _____

Email: _____

Office Use Only - Please Do Not Fill Out This Section

Petition Number: _____

Jurisdiction: _____

Date: _____

Checked By: _____

Receipt Number: _____

Planning Commission Date: _____