



## **PLANNED DEVELOPMENT DISTRICT MAJOR AMENDMENT**

Major amendments to the Initial or Final Development Plan of a Planned Development District within the joint area around Sioux Falls must be approved as an amendment to the zoning regulations. This entails a three step process with hearings before both the joint County and City Planning Commissions, the joint Minnehaha County Commission and Sioux Falls City Council, 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.

In order to apply for a major amendment an applicant must complete an application form (attached), provide a full written description of the proposed amendment, suggested text changes for the Planned Development District regulations, and submit the required \$100 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.

The Planning Commissions meet the fourth Monday of each month (except December and holidays). The application deadline for the meeting is 30 days before the meeting. The applicant will be provided with a notification sign that must be posted on their property at least one week before the meeting. State law also requires that the applicant notify abutting property owners of the date and time of the meeting by registered mail at least one week before the meeting and provide proof of this mailing to the Planning Office. The Planning Department provides a sample letter and with the names and addresses of the abutting landowners.

At the meeting, the Planning Commissions 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 Commissions' decisions serve as a recommendation to the County Commission and City Council.

The County Commission and City Commission hearing on the item will be held on the third Monday of the following month. After hearing background information from county staff and taking testimony from both proponents and opponents the commissions will make a decision 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.

**PLANNED DEVELOPMENT DISTRICT MAJOR AMENDMENT  
APPLICATION CHECKLIST**

- Complete application form
- Written description of the proposed amendment along with suggested text for any necessary amendment to the Planned Development District regulations.
- Revised site plan if the amendment includes changes such as a revised street layout or subarea boundaries.
- \$100 permit application fee.



# MAJOR AMENDMENT TO A PLANNED DEVELOPMENT

Minnehaha County Planning Department, 415 N. Dakota Avenue, Sioux Falls, SD 57104, (605)367-4204

**Legal Description:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Address or General Location:** \_\_\_\_\_

**Planned Development District:** \_\_\_\_\_

**Purpose of proposed amendment (attach proposed text change):** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Petitioner (Print): \_\_\_\_\_

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

Date: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

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

\_\_\_\_\_ *City* \_\_\_\_\_ *State* \_\_\_\_\_ *Zip*

\_\_\_\_\_  
Minnehaha County  
\_\_\_\_\_  
Sioux Falls Joint  
\_\_\_\_\_  
Dell Rapids Joint

Owner (Print): \_\_\_\_\_  
*If different than above*

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

Date: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

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

\_\_\_\_\_ *City* \_\_\_\_\_ *State* \_\_\_\_\_ *Zip*

Petition No.:	_____
Date:	_____
Filing Fee:	<b>\$100.00</b>
Receipt No.:	_____

**FILING FEE IS NON-REFUNDABLE**