

**ARTICLE 10.00  
PD PLANNED DEVELOPMENT DISTRICT**

- SECTIONS: 10.01 Intent  
10.02 Procedure  
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10.01 INTENT. It is the intent of this district to provide flexibility from conventional zoning regulations with increased public review for PD Planned Development District projects in order to:

- (A). Encourage well planned, efficient development.
- (B). Allow a planned and coordinated mix of land uses which are compatible and are harmonious, but previously discouraged by conventional zoning procedures.
- (C). Encourage the redevelopment of contiguous large lot parcels into an integrated and orderly subdivision pattern, with particular attention to developing an efficient and coordinated network of internal streets.
- (D). Promote the clustering of residential structures and other uses without increasing overall density of the development area in order to preserve unique and natural features such as woodlands, wetlands, natural drainage systems and scenic areas.
- (E). Protect sensitive areas and areas with restrictive soil conditions within development areas through clustering of uses on land more suited for building.
- (F). Reserve adequate public right-of-way within development areas for the eventual extension of arterial and collector streets, including proper width and spacing of such streets.
- (G). Improve communication and cooperation among the County, townships, land developers, and interested residents in the development of agricultural land and redevelopment of existing areas.

It is not the intent of the PD Planned Development District to accommodate or encourage the development of isolated small tracts where adjoining parcels are not considered within an overall development scheme.

10.02 PROCEDURE

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(A). Initial Development Plan.

When a petitioner wants to request a rezoning to the Planned Development District, he shall submit his request to the Office of Planning and Zoning, showing the information specified in 10.03 below, a minimum of 30 days prior to the joint meeting of the County and City Planning Commissions at which consideration is desired. After the planned development request has been reviewed, the Planning Commissions shall make a recommendation to the County Commission and City Council on the requested rezoning. The County Commission and City Council shall then act to approve or deny said request.

This request for rezoning is subject to the requirements for amendment of the zoning regulations specified in Article 20.00. No permit shall be issued within the development until the Final Development Plan is approved and the plat is filed.

(B). Final Development Plan.

Prior to construction on any lots in the planned development, the petitioner shall present a Final Development Plan showing the information specified in 10.04 below, to the Planning Commissions, who shall have the sole authority to approve, deny, or amend said plan.

The Final Development Plan may be submitted in conjunction with the Initial Development Plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an Initial and Final Development Plan must be shown for the area submitted for concurrent approval, except that the developer may reference the requirements of one of the traditional zoning districts as the development standard for a particular subarea.

(C). Amendments.

(1). Major Amendments. Major amendments to the Initial and/or Final Development Plan shall be required to be approved as an amendment to the zoning regulations, requiring Planning Commissions' review, and County Commission and City Council approval.

(2). Minor Amendments. Minor amendments to the Initial and/or Final Development Plan shall be required to be approved by the Planning Commissions at a hearing. Notice of such hearing shall be given by the posting of a sign on the property.

Minor amendments to the Initial Development Plan may also be made by the submission and approval of a Final Development Plan which is changed from the approved Initial Development Plan. Any such

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amendments shall be shown as a change from the Initial Development Plan on the Final Development Plan, and further these changes shall be made on the Initial Development Plan on file with the County Register of Deeds.

- (3). Minimal Amendments. Minimal amendments to the Final Development Plan shall be submitted to the Planning Director on a reproducible development plan showing the requested changes. The Planning Director may then approve such change in writing, if he/she deems it appropriate.

10.03 INITIAL DEVELOPMENT PLAN. Upon application for rezoning to the Planned Development District, the petitioner shall present an Initial Development Plan to the Planning Commissions for review, and to County Commission and City Council for their approval showing the following information:

- (A). Project name and legal description.
- (B). A preliminary subdivision plan.
- (C). The proposed development scheme showing the following information:
  - (1). The proposed land uses, including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings and their square footage.
  - (2). The proposed maximum density of the development, which shall not exceed the density allowed in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such densities undesirable.
  - (3). The proposed minimum setbacks which shall be no less than those required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such setbacks undesirable.
  - (4). The proposed maximum height which shall be no greater than that required in the traditional zoning districts for similar uses, except where unique physical, environmental or design characteristics make such heights undesirable.
  - (5). Proposed design features illustrating compatibility to the surrounding environment and neighborhood.

- (6). Anticipated subarea development sequence.

10.04 FINAL DEVELOPMENT PLAN. Prior to construction on any lots in the Planned Development Zoning District, the petitioner shall present a Final Development Plan to the Planning Commissions for their approval. The Final Development Plan shall show the following information:

- (A). The subdivision name, the legal description, and the individual project name (if any).
- (B). Boundaries of the subarea or subareas submitted for approval superimposed on the map of the Initial Development Plan.
- (C). A subdivision plat of the subarea or subareas submitted for approval.
- (D). A scale drawing showing the following information will be required for everything except single-family detached dwelling subareas:
  - (1). Size and location of proposed structures including height and number of units.
  - (2). Calculated floor area for each structure and a generic listing of the uses within said structure.
  - (3). Off-street parking lot arrangement designating all parking spaces, off-street loading spaces, and any outdoor trash container spaces.
  - (4). Any sidewalks, bikeways or other paths.
  - (5). Landscaping plans showing the type and location of any walls or fences, the placement, size and species of any trees or shrubs, and berms in areas that will be sod or seeded.
  - (6). All existing and proposed utilities, drainageways, water courses, and location of above ground existing utilities on adjacent property.
  - (7). Proposed final ground contours.
  - (8). Existing and proposed uses adjacent to the area.
  - (9). Documentation of the ownership and maintenance responsibility of any common open spaces, structures, or facilities including private streets.
  - (10). Any subareas proposed for multiple residential development will be required to provide an open area for recreation. Said open spaces shall not be included in any required yard, but shall be located in the same subarea it is intended to serve.
  - (11). Proposed parking and loading spaces which shall be in conformance with Article 15.00, except where unique physical, environmental or design characteristics make such requirements undesirable.
  - (12). Unless otherwise specified on the Final Development Plan, all development standards shall be the same as those set forth in the

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traditional zoning districts, which shall be referenced for each subarea as a part of the Final Development Plan. For example: townhouses on Block X shall be developed in conformance with the requirements of the RD Residential District.

10.05 AMENDMENTS.

(A). The following changes in an Initial and/or Final Development Plan are considered major amendments:

- (1). Any change in the proposed land uses.
- (2). Any major change in the street pattern.
- (3). An increase in density above that provided for in (B)(5) below.

(B). Minor Amendments

The following changes in an Initial and/or Final Development Plan are considered minor amendments:

- (1). Any adjustment in the size or shape of the building envelope (increasing the height or reducing the building setback).
- (2). Major decrease in density.
- (3). Any decrease in the size of required open areas.
- (4). A minor change in the street pattern.
- (5). Any increase in density of a subarea:
  - Less than 25% for a subarea with less than eight units.
  - Less than 15% for a subarea with between nine and twenty units.
  - Less than 8% for a subarea with twenty-one units or more.
- (6). Any change in the number of parking spaces.

(C). Minimal Amendments

The following changes in an Initial and/or Final Development Plan are considered minimal amendments:

- (1). Any adjustment of a building within a previously established building envelope.
- (2). A minor reduction in density.

10.06 PLANNED DEVELOPMENT DISTRICTS. Planned development districts shall be as enumerated below:

\*\*\* For individual Planned Development District Subarea Regulations and maps, please contact the Minnehaha County Planning Department.