

**PLANNED UNIT DEVELOPMENT APPLICATION
PENNINGTON COUNTY, SOUTH DAKOTA**

1. APPLICANT: _____ DAYTIME PHONE: _____
MAILING ADDRESS: _____
E-MAIL ADDRESS: _____
AUTHORIZED AGENT: _____ DAYTIME PHONE: _____
MAILING ADDRESS: _____
PROPERTY OWNER: _____ DAYTIME PHONE: _____
MAILING ADDRESS: _____

2. LEGAL DESCRIPTION: _____

ADDRESS OF PROPERTY(ies) INVOLVED: _____
LANDMARK LOCATION: _____
EXISTING LAND USE: _____
PROPOSED PUD AMENDMENT(S): (use separate sheet of paper to describe project)
SURROUNDING ZONING: NORTH _____ SOUTH _____ EAST _____ WEST _____
UTILITIES: PUBLIC: _____ (list provider)
PRIVATE: Septic Tank size: _____ gallons Drainfield size: _____ feet
Water Source: Well Cistern

3. THE OWNER, APPLICANT, OR AUTHORIZED AGENT, ACKNOWLEDGES: That he / she has read and received a copy of the instruction sheet and this application form concerning the filing and hearing of this matter; that he / she authorizes the Pennington County Planning Department staff and designees to enter onto and inspect the above described property; and, that he / she has been advised of the fee requirements and they have been paid on _____.

Signature of APPLICANT or AGENT:
(requires owner authorization)

Signature of LANDOWNER:

DATE: _____

DATE: _____

Subscribed and sworn to before me this _____
day of _____, 20_____

Subscribed and sworn to before me this _____
day of _____, 20_____

Notary Public for the State of South Dakota
My Commission Expires: _____

Notary Public for the State of South Dakota
My Commission Expires: _____

4. DATE / TIME OF:
PLANNING COMMISSION HEARING: _____ LOCATION: _____
COUNTY COMMISSION HEARING: _____ LOCATION: _____

PLANNED UNIT DEVELOPMENT CHECKLIST

The Application Fee for a Planned Unit Development is \$930.00, PLUS \$20.00 for the Mailing List and \$25.00 for a Sign Deposit.

INTENT OF PLANNED UNIT DEVELOPMENT

The intent of the Planned Unit Development is to allow districts in which ingenuity, imagination and design efforts on the part of the builders, architects, site planners, and developers can produce desirable residential developments.

Please provide the following submittal materials:

- _____ 1. A completed application form: signed and notarized by the applicant and the owner of the subject property and filed at least twenty-six (26) days prior to a scheduled Planning Commission meeting. If application is not complete, staff reserves the right to deny the request to be placed on the Agenda.
- _____ 2. Development Schedule and Copies of any special agreements, conveyances, restrictions or covenants.
- _____ 3. Performance bond equal to the cost of all improvements to be posted prior to any Final Plat being filed.
- _____ 4. Written narrative addressing provisions for any of the following:
 - a. Characteristics of the PUD.
 - b. Expected densities and land coverage.
 - c. Number, type, and size of buildings, and/or units.
 - d. Drainage pattern and drainage plan.
 - e. Parking.
 - f. Utility Services
 - g. Location, height and size of any proposed signs.
 - h. Type of all existing uses, including permitted uses.
- _____ 5. One (1) copy of a complete site plan, drawn to scale, with the following information:

_____ Name of the PUD.	_____ Internal traffic and circulations system, off-street parking, service areas, loading area, and points of access to public right-of-ways. .
_____ Legal Description.	_____ Minimum and maximum square footage and/or number of units.
_____ Property lines and dimensions of property.	_____ Location of <u>all</u> existing on-site utilities.
_____ All easements and 100-year floodplain boundaries.	_____ Location, dimensions, and types of existing buildings on the property and their distances from property lines.
_____ All proposed streets and/or easements.	_____ The right-of-way of any public road(s) that is contiguous to the property.
_____ Area to be conveyed, dedicated or reserved as common areas, including parks, schools and other public buildings.	
_____ Proof that all parks and open spaces will be dedicated to a Homeowner's Association.	

After submittal of all the application materials and the required fee, the applicant will be provided with a property owner list and Notice of Hearing letter. The Planning Department will prepare a list of names and addresses of those persons who own land 500 feet outside of the subject property. The Notice of Hearing letters must be mailed by the applicant, by certified mail, **no less than ten (10) days** prior to the date of the public hearing. The expense of notifying the surrounding property owners is the responsibility of the applicant.

A \$25.00 non-refundable deposit is required for the sign, provided by the Planning Department, which advertises the request. This sign must be posted on the property in such a manner that it is visible from the road, which provides access to the property. The sign must be posted **no less than ten (10) days** prior to the date of the hearing and must remain posted until final action by the Board of Commissioners.