



Pennington County Planning & Zoning Pennington County, South Dakota

PLANNED UNIT DEVELOPMENT CONCEPT PLAN PROCESS

APPLICABILITY

This Section establishes the regulations and standards for Planned Unit Development (PUD) as a zoning district. A PUD allows landowners and developers the flexibility to creatively plan for mixed-use development of their land.

APPLICATION REQUIREMENTS

A *pre-meeting* with Planning Staff is required prior to submittal of a Planned Unit Development Concept Plan Application. Planned Unit Development Concept Plan Application requests must be submitted according to the requirements in Section 216 of the Zoning Ordinance. A list of the minimum required elements is located on the following page: Planned Unit Development Concept Plan Application Checklist.

APPROVAL PROCESS

The application form and required materials for a Planned Unit Development Concept Plan must be submitted to the Planning Department. A complete application shall include: the application form (attached), all materials required by the Zoning Ordinance, and the non-refundable application fee.

APPROVAL PROCESS CONTINUED

Upon receipt of a complete application (including application fee), the Planning Department Staff will review the proposed Concept Plan.

Planning Department Staff will provide comments related to the design of the proposed Concept Plan within thirty (30) days of submittal. Upon receipt of the Planning Department Staff's comments, the petitioner may modify the proposed Concept Plan and resubmit for Planning Department Staff review.



**Pennington County Planning & Zoning
Pennington County, South Dakota**

PLANNED UNIT DEVELOPMENT CONCEPT PLAN CHECKLIST

Concept Plan - \$250.00

**Application and fees can be
delivered in person or by mail to:**

Pennington County Planning Department
P.O. Box 6160
Rapid City, SD 57709

Application can be emailed to:

plz@pennco.org

Applications emailed must pay by Credit
Card to complete application.

REQUIRED SUBMITTAL INFORMATION

The following items must be provided with all applications. *If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.* For your convenience, please use the column on the left to be sure you have all the required and applicable information. All plans and maps MUST be folded to 8½" x 11" or provided as .pdf files.

The checklist below must be completed to ensure all application requirements are met.

Applicants must provide a payment with the Planned Unit Development Concept Plan Application.

- Application Fee (payable to Pennington County P&Z) by check, cash or credit card.
- Vicinity Map
- Proposed Land Uses
- Housing Unit Density.
- Site Plan (includes principle uses, number of lots, sizes of lots, open space, parking and setbacks)
- Infrastructure Plan (roads, easements, bridges, water, sewer, etc.)
- Location of Natural Areas (drainage, wetlands, floodplain, etc.)

By the signature hereunder, I certify that all documentation, information, and fees have been submitted to the Pennington County Planning Department. I further certify that all information and documentation I have provided is true and accurate to the best of my knowledge.

Applicant Signature: _____

Printed Name: _____

Date: _____



Pennington County Planning & Zoning Pennington County, South Dakota

PLANNED UNIT DEVELOPMENT CONCEPT PLAN APPLICATION FORM

Tax ID: _____

Submittal Date _____

1.	Applicant Name and Address:		Applicant Phone No:		Applicant Email:	
	Business Name and Address:		Business Phone No.:		Business Email:	
	Legal description of property:					
	Current Zoning of property:	<input type="checkbox"/> AG <input type="checkbox"/> RCH	<input type="checkbox"/> RR <input type="checkbox"/> LDR	<input type="checkbox"/> SRD-1 <input type="checkbox"/> SRD-2	<input type="checkbox"/> C <input type="checkbox"/> NC	<input type="checkbox"/> LI <input type="checkbox"/> HI
	Property Owner:		Address:		Phone No.:	
	Name of Development:			Type of Development:		
Surrounding Zoning:	North _____	South _____	East _____	West _____		

2. 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. FILING FEE IS NON-REFUNDABLE.

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: _____