



## **General Information**

A preliminary subdivision plan lays the basic design for a subdivision and serves as the model on which the final plan or plat is based. Approval of the subdivision plan is required for all proposed plats that contain more than four lots, or when a subdivision is considered by the developer. The preliminary plan must be approved by both the Minnehaha County Planning Commission and the Minnehaha County Commission. The cities of Sioux Falls and Dell Rapids must approve plans of subdivisions within joint jurisdictional areas.

## **Application Requirements**

All platted land in the rural area of the county must comply with the 1993 Revised Subdivision Ordinance for Minnehaha County. Preliminary plans must be submitted according to the requirements in Article 4 of the Subdivision Ordinance. The application for a preliminary plan shall include three copies of the plan, a preliminary drainage and grading plan, erosion control plan, and the \$250 application fee. If a proposed subdivision is located within the joint platting jurisdiction areas of Sioux Falls, Dell Rapids, Brandon, Hartford, and Crooks, then the plat may be subject to additional requirements. The County Zoning Ordinance and Joint Zoning Ordinances may have lot requirements depending on the zoning district. Lot requirements generally relate to minimum size and street frontage of a proposed parcel.

## **Approval Process**

The application form and required materials for a preliminary subdivision plan should be submitted to the Planning Department. Planning Staff will review and present the plan to the Planning Commission for a recommendation of the proposal. Following a decision by the Planning Commission, the plan is presented to the County Commission for a final decision. The complete application shall include the application form, all materials required by the Subdivision Ordinance, and the \$250 non-refundable application fee.

## **Additional Considerations**

Approval of a preliminary subdivision plan indicates approval of only the development concept and no zoning or building permits can be issued based on an approval of this plan. The approval of a preliminary plan shall be effective for a period of three years, at the end of which time approval of the final subdivision plat or a portion thereof must have been obtained from the County. If the final plat has not been approved, the approval of the preliminary plan will expire, and the developer will be required to resubmit a new preliminary plan for approval.

## **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.



## PRELIMINARY SUBDIVISION PLAN APPLICATION

By submitting this preliminary plan for approval, the property owner authorizes 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

Plat Name and Legal: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Zoning: \_\_\_\_\_ Acreage: \_\_\_\_\_

Current Land Use: \_\_\_\_\_

Description of Proposed Use: \_\_\_\_\_

Surveyor Name and Phone Number: \_\_\_\_\_

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

Petitioner Name: \_\_\_\_\_ Owner Name: \_\_\_\_\_

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

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Email: \_\_\_\_\_ Email: \_\_\_\_\_

### Office Use Only - Please Do Not Fill Out This Section

Petition Number: \_\_\_\_\_ Jurisdiction: \_\_\_\_\_

Date: \_\_\_\_\_ Checked By: \_\_\_\_\_

Receipt Number: \_\_\_\_\_ Planning Commission Date: \_\_\_\_\_