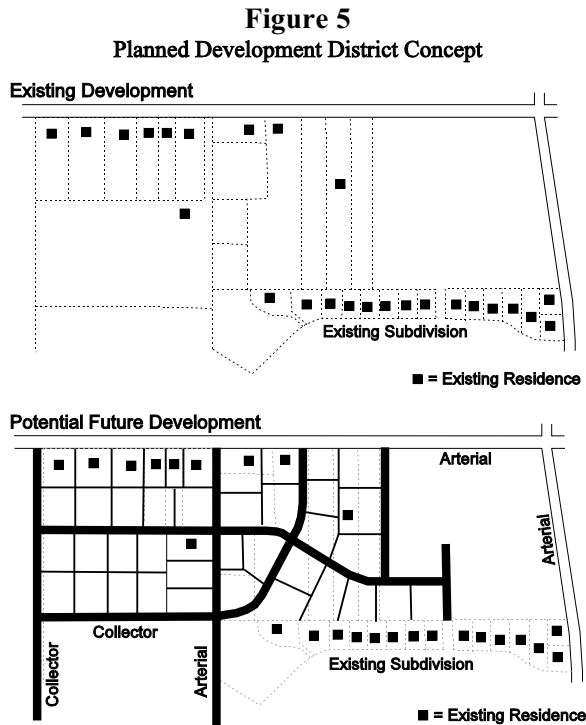


Planned Development Zoning District

Conventional zoning districts can be a barrier to innovative design and development techniques. The planned development (PD) zoning district was added to the zoning regulations to provide developers with greater flexibility while at the same time increasing public review of development proposals. Several land uses can be accommodated in a single PD District.



This concept can also be applied in areas where density standards will be difficult to maintain because land has been carved into smaller parcels, making agricultural use no longer practical. Portions of Split Rock Township from Sioux Falls east to the Big Sioux River typify this type of development pattern. It is recommended that the planned development zoning district be applied within such areas to address future development proposals.

The PD District is most useful where past parcelization and land subdivisions have produced a disjointed and piecemeal development pattern. As this trend continues, future development options become more limited. Specific examples include strip residential development along major transportation routes and the further division of existing parcels without providing for future access to adjoining properties.

Application of the PD District should occur as a comprehensive approach in the redevelopment of contiguous parcels so that a coordinated land use pattern is achieved. An example of this concept is shown in Figure 5. This application demonstrates the importance of interrelating the transportation network with further subdivision of existing parcels.