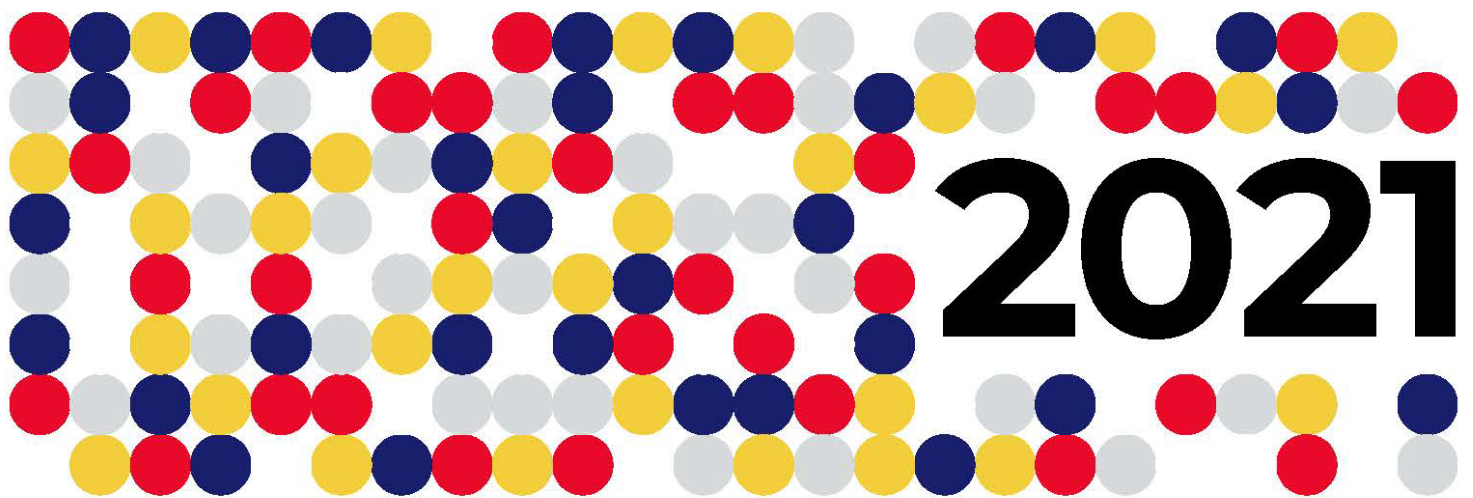


CITY OF SIOUX FALLS
**PLANNING COMMISSION
ANNUAL REPORT**



APRIL 2022



BACKGROUND

The Planning Commission serves as an advisory board to the City Council. The Commission creates and adopts a comprehensive plan for the physical development of the municipality and considers and makes recommendations on land use and zoning matters.

The currently adopted comprehensive plan for Sioux Falls is Shape Sioux Falls 2040. Shape Sioux Falls was adopted during the winter of 2009. The comprehensive plan went through a two-year public involvement process of workshops, visioning surveys, and policy discussions. It was amended in 2017, along with the comprehensive growth boundaries, and was adopted by the Planning Commission on April 5, 2017.

AUTHORITY

Create and adopt a master plan for the physical development of the municipality and consider and make recommendations on land use and zoning matters.

Provisions for establishment of the Planning Commission are provided as adopted by the Sioux Falls City Commission in Ordinance No. 1992, August 3, 1959. The responsibilities of the Board are designated within Section 154.

Sec. 154.015. Created.

There is hereby created a city planning commission for the city and for land within the joint jurisdictional area and not located within any other municipality.

MEETINGS

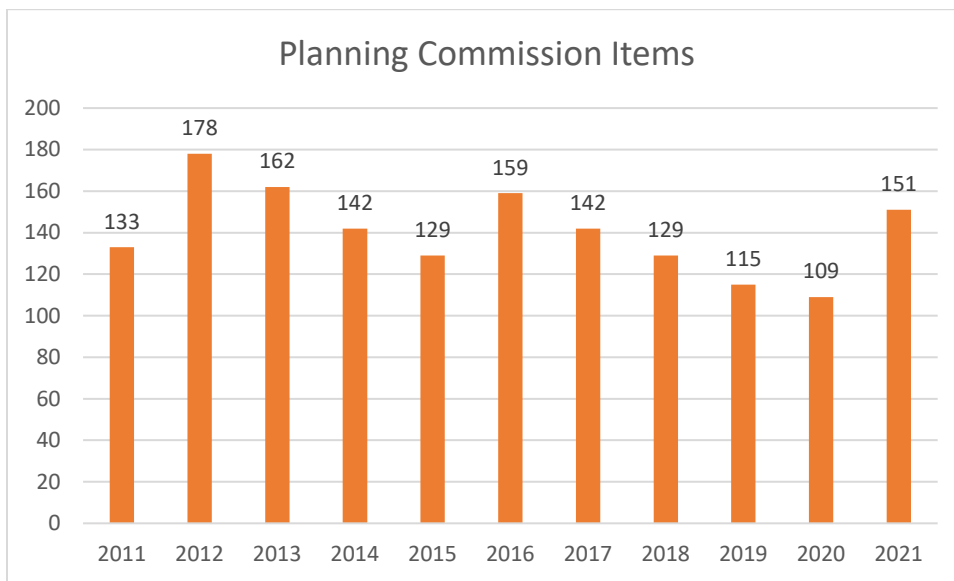
Regular Meeting—Regular meetings shall be held on the first Wednesday of every month at 6 p.m. in the City Council Chambers of Carnegie Town Hall. If the regular meeting falls on a designated City holiday, then the regular meeting shall be held on the second Wednesday of the month. Regular meetings are noticed official meetings and open to the public, during which the Planning Commission deliberates and may take votes on specific items.

Joint Meeting—Joint meetings are noticed official meetings, open to the public, during which the City and County Planning Commissions deliberate and may take votes on specific items within the joint jurisdictional area.

Minnehaha County Joint Planning Commission meetings shall be held on the fourth Monday of every month at 7 p.m. in the Minnehaha County Administration Commission Room.

Lincoln County Joint Planning Commission meetings shall be held on the second Wednesday of every month at 6:30 p.m. in the Lincoln County Courthouse. In Lincoln County, the Joint Planning Commission may adjourn and reconvene as the Lincoln County Board of Adjustment.

The Planning Commission acted on 151 items during 2021. The ten-year average has been 141.6. In 2020, they acted upon 109 items. Looking at the table, this up and down activity seems to be a trend that may continue.

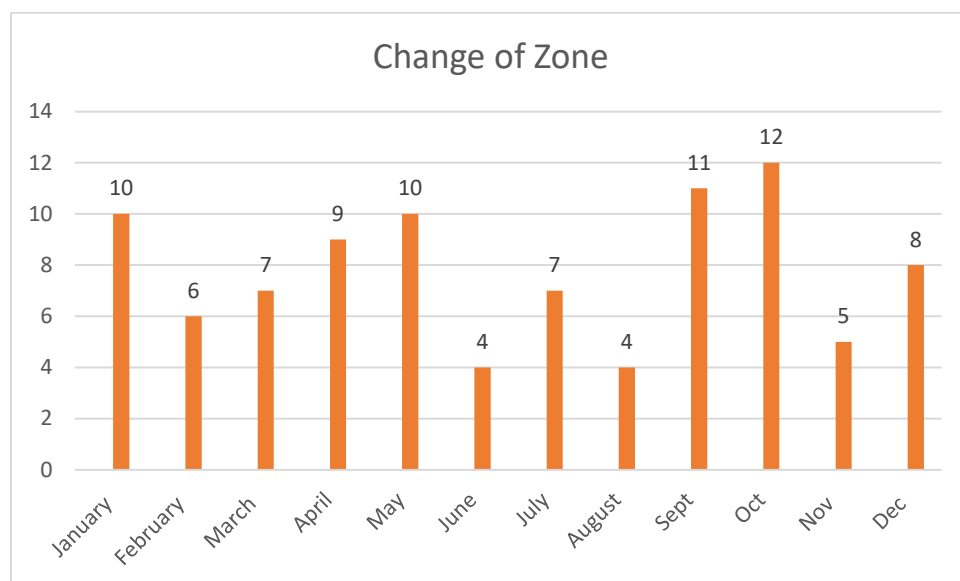


2021 Monthly Planning Commission Items and Monthly Averages

January	February	March	April
11	12	15	14
AVG—9.2	AVG—10	AVG—12.6	AVG—12.8
May	June	July	August
19	14	12	8
AVG—11.4	AVG—15.0	AVG—13.5	AVG—11.2
September	October	November	December
14	13	7	12
AVG—13.7	AVG—13.5	AVG—9.9	AVG—9.0

Monthly Average—11.73

Change of Zone



Change of Zone—2021

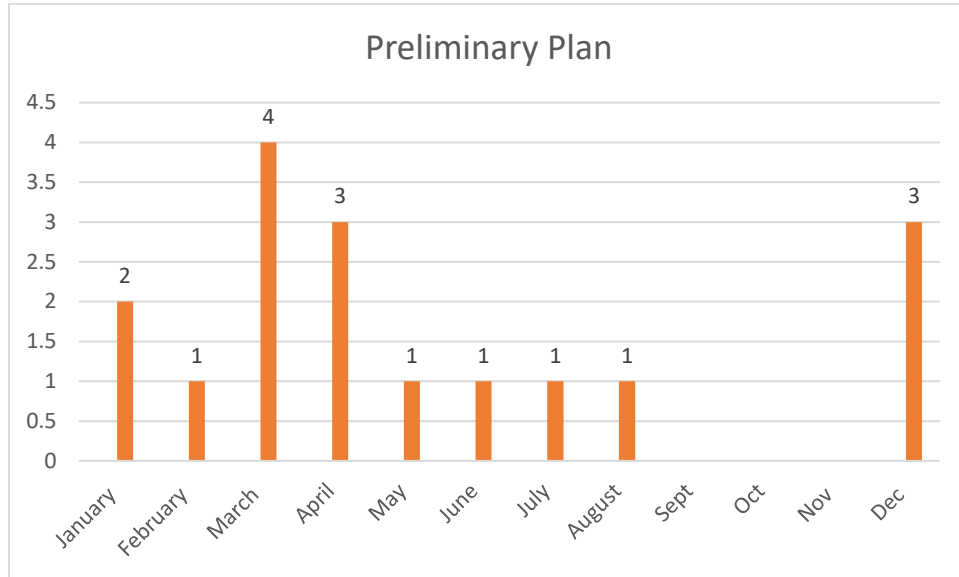
The Planning Commission acted on 93 change of zone items during 2021 with October being the busiest at 12. During 2020, they acted on 61. The 15-year average has been 63.

Types

The types of rezonings during 2021 were:

- 15 cases were to RT from another zone;
- 12 cases were to multifamily (RA1, RA2, or RA3);
- 12 cases were to commercial (C2, C3, or C4);
- 4 cases to primarily RS Single-Family;
- 9 cases to primarily RD1 and RD2 from another zone;
- 7 cases were to RS, RD, and RA mixed developments; and
- 9 cases were to industrial (I1 or I2).

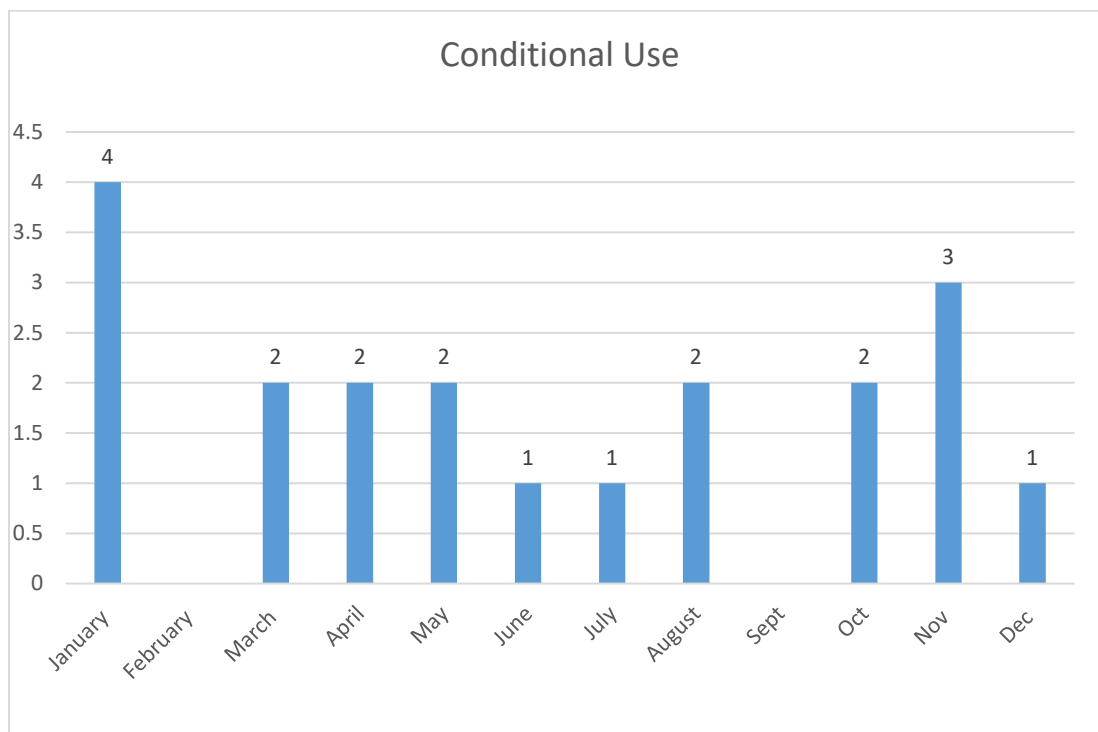
Preliminary Plan



Preliminary Plans—2021

The Planning Commission acted on 17 preliminary plans during 2021. During 2020, they acted on 12. The 15-year average has been 11.

Conditional Uses



Conditional Uses—2021

The Planning Commission acted on 23 conditional uses during 2021 with January being the busiest at 4. During 2020, they acted on 25. The 15-year average has been 44.

Types

The types of conditional uses during 2021:

On-sale, within 500 feet of a sensitive use—10

Medical Cannabis Dispensary within 1,000 feet of sensitive use—2

Off Premise Signs—2

Off-sale, within 500 feet of a sensitive use—1

Off-site Parking—1

Human Service Facility within 1,000 feet of sensitive use—1

Drive thru for retail sales—1

Remove pitched roof requirement—1

Video lottery—1

Approvals/Denials/Appeals

The Planning Commission is an advisory board to the City Council. Of the 151 agenda items that the Commission addressed during 2021:

151 items were approved at Planning Commission.

After Commission action, one item went forward to the City Council with recommendations:

[A RESOLUTION OF THE CITY OF SIOUX FALLS APPROVING THE PRELIMINARY PLAN OF 41 ELLIS ADDITION \(14832-2021\). The Planning Commission recommends approval \(6-0\).](#)

Roll call vote to amend. 4 Yes: Starr, Brekke, Neitzert, Soehl; 3 No: Erickson, Jensen, Selberg. **Motion Passed.** Kiley was not present for the vote on this motion.

Roll call vote to adopt, as amended. 0 Yes: (None); 7 No: Starr, Brekke, Erickson, Jensen, Neitzert, Selberg, Soehl. **Motion Failed.** Kiley was not present for the vote on this motion.

Item failed at City Council [11/16/21]

Joint Planning Commission Items

Lincoln County—Six conditional use items, two rezonings, one zoning amendment, and two preliminary plans

February 10, 2021 Approved

USE-0002-2021. Conditional Use Permit to allow warehousing to exceed 20,000 square feet on the premises; proposing 24,000 square feet on the premises. The property is legally described as Lot 4B in Block 5 of Mueller's 2nd Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

March 10, 2021, Approved

USE-0007-2021 Conditional Use Permit to allow motor vehicle sales, display, and service. The property is legally described as Tract 1B in Mueller's 4th Addition in the SE1/4 of Section 19-T100N-R50W of the 5th Principal Meridian, Lincoln County, South Dakota.

USE-0015-2021 Conditional Use Permit to allow warehousing to exceed 10,000 square feet on the premise. The property is legally described as Tract 1 of Poppinga's Addition in the NE1/4SE1/4 of Section 20-T100N-R49W of the 5th Principal Meridian, Lincoln County, South Dakota.

RZNE-0032-2020 Change of Zone from A-1 Agricultural to RR Rural Residential. The property is legally described as Egge's Tract 1, except Lot 1 and 2, in the W1/2SW1/4 of Section 11-T100N-R49W of the 5th Principal Meridian, Lincoln County, South Dakota.

April 14, 2021, Approved

RZNE-0032-2020 Change of Zone from A-1 Agricultural to RR Rural Residential. The property is legally described as Egge's Tract 1, except Lot 1 and 2, in the W1/2SW1/4 of Section 11-T100N-R49W of the 5th Principal Meridian, Lincoln County, South Dakota.

5/25/21: SECOND READING and PUBLIC HEARING for an Ordinance of Lincoln County, SD, rezoning the property legally described as Egge's Tract 1 (Ex. Lots 1 and 2), W1/2 SW1/4, Section 11-T100N-R49W from the A-1 Agricultural District to the RR Rural Residential District and amending the Official Zoning Map of the area of Joint Jurisdiction. The County Planning Commission recommends approval (4-0). The City Planning Commission recommends approval (5-0).

Preliminary Subdivision Plan to be known as Brandbu Acres. The property is legally described as Egge's Tract 1, except Lot 1 and 2, in the W1/2SW1/4 of Section 11-T100N-R49W of the 5th Principal Meridian, Lincoln County, South Dakota.

5/25/10: A Resolution of Lincoln County approving the Preliminary Plan of Brandbu Acres. The County Planning Commission recommends approval (4-0). The City Planning Commission recommends approval (5-0).

USE-0031-2021 Conditional Use Permit to allow motor vehicle sales, service repair, and auto body. The property is legally described as Lot 3 in Block 2 of Mueller's Second Addition in the SE1/4 Section 19-T100N-R50W of the 5th Principal Meridian, Lincoln County, South Dakota.

July 14, 2021, Approved

USE-0063-2021: Conditional Use Permit to exceed 1,200 square feet of total accessory building area—requesting 2,500 square feet on the property legally described as Block Four, Except Lot 1, Highland Meadows of Hanson's Tract 2, NE1/4, Section 24-T100N-R50W.

August 24, 2021, Approved

SECOND READING and PUBLIC HEARING for an Ordinance of Lincoln County, SD, amending the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls by amending Article 9.00, C Commercial District and Article 24.00, Definitions.

Articles 9.00 and 24.00 Medical Cannabis Establishment—PC Recommended

November 10, 2021, Approved

USE-0098-2021/USE-0099-2021: Conditional Use Permit to transfer one (1) building eligibility from the S330.16', N1/2 NE1/4, Section 29-T100N-R50W to S1/2 NE1/4 (Ex. S686.93' and E279.31' of N240.48' of S686.93'), Section 29-T100N-R50W to S686.93' (Ex. E279.31' of N240.48' of S686.93'), S1/2 NE1/4, Section 29-T100N-R50W.

December 8, 2021

RZNE-0110-2021: Rezoning from the A-1 Agricultural District to the RR Rural Residential District. The property is legally described as W1/2 NE1/4 (Ex. S 247.5' and W 24.75' thereof), Section 22-T100N-R49W.

Preliminary Subdivision Plan for Prairie Over Spring Creek Addition. The property is legally described as W1/2 NE1/4 (Ex. S 247.5' and W 24.75' thereof), Section 22-T100N-R49W.

Minnehaha County—Twelve conditional use items; One rezoning; One zoning amendment; One final development plan; One preliminary plan

January 25, 2021, Approved

CONDITIONAL USE PERMIT #20-54 to allow Temporary Retail Sales of Fireworks on the property legally described as Tract 1, Lammer's Addition, S1/2 NE1/4, Section 33-T101N-R50W.

February 22, 2021—Split Decision

CONDITIONAL USE PERMIT #21-17 to allow Expansion of Current Private Airport in the NW1/4 of Section 32 and Have It Open to the Public on the properties legally described as Tract 2A Resurrection Addition, N1/2 and N1/2 (Ex. Tracts 8 & 9, Costello

Addition & Ex. Resurrection Addition) and SW1/4 and SE1/4 (Ex. Hein Addition & Ex. Klein's Tracts 1 & 2) and Klein's Tract No. 1, SE1/4; all in Section 32-T101N-R50W.

8/24/21: MINNEHAHA COUNTY COMMISSION CONVENED IN A JOINT SESSION WITH THE SIOUX FALLS CITY COUNCIL

MOTION by Barth, seconded by Bender, to rescind CUP #21-17. By roll call vote: 5 ayes. The City concurred.

March 22, 2021, Approved

CONDITIONAL USE PERMIT #21-24 to transfer one (1) building eligibility from the W1/2 N1/2 SW1/4 (Ex. E430' & Ex. W212' E642' & Ex. Tract 1, Westwood Valley 2nd Addition to the S1/2 SW1/4 (Ex. R-1 & Ex. Klein's Tract 1A & Tract 2A & Ex. E1,360' & Ex. Tract 2, Westwood Valley 2nd Addn.); all in Section 28-T101N-R50W.

CONDITIONAL USE PERMIT #21-25 to exceed 1,600 square feet of total accessory building area—requesting 2,212 sq. ft. on the property legally described as Lot 2, Block 2, Country Acres Addition, Section 31-T101N-R50W.

CONDITIONAL USE PERMIT #21-19 to allow Sand & Gravel Mining on the properties legally described as W1/2 SE1/4 (Ex. H-1) & SE1/4 (Ex. H-1) and S1/2 NW1/4 and A Portion of the SW1/4 NE1/4; all in Section 17-T101N-R50W.

PRELIMINARY SUBDIVISION PLAN—Shatter's Fourth Addition—to allow resubdivision of existing Shatter's Tracts; all in Section 28-T102N-R50W.

April 26, 2021, Approved

CONDITIONAL USE PERMIT #21-28 to make one (1) building eligibility available on the property legally described as NE1/4 SE1/4, Section 6-T101NR48W.

CONDITIONAL USE PERMIT #21-29 to exceed 2,400 square feet of total accessory building area—requesting 4,992 sq. ft. on the property legally described as W100' Tract 2 & W100' N120' Tract 7a & All Tract 4, Walkers Addition, N1/2 NW1/4, Section 13-T102N-R50W.

CONDITIONAL USE PERMIT #21-33 to allow full season fireworks sales from May 1 through August 31 on the property legally described as Part Tract 4 Lot 5 Pleasant View Acres in the N1/2 SE1/4 and S1/2 NE1/4, Section 19-T101NR48W.

May 24, 2021, Approved

CONDITIONAL USE PERMIT #21-40 to allow a Group Day Care–In Home Family Day Care on the property legally described as W15', Lot 30 and all Lot 31, Block 2, Sioux Gardens Subdivision, Section 22-T102N-R49W.

CONDITIONAL USE PERMIT #21-43 to allow storage units on the property legally described as Part Tract 4 Lot 5 Pleasant View Acres in the N1/2 SE1/4 and S1/2 NE1/4, Section 19-T101N-R48W.

June 28, 2021, Approved

CONDITIONAL USE PERMIT #21-37 to allow a Dog Training Facility—Scent Discrimination on the property legally described as Lot 8 in Block 2 of Blue Meadows, NW1/4, Section 34-T101N-R50W.

July 26, 2021, Recommend approval

REZONING #21-01 to rezone from the A-1 Agricultural District to the Laurel Ridge PD on the property legally described as Lot B Tract 1 Laurel Ridge Addition SE1/4 SE1/4 & Lot A Tract 1 Laurel Ridge Addition SE1/4 SE1/4 all in Section 23-102-49 Mapleton Township.

8/24/21: MOTION by Bender, seconded by Barth, to approve Ordinance MC-42-21. By roll call vote: 5 ayes. The City Concurred.

August 23, 2021, Approved

CONDITIONAL USE PERMIT #21-58 to transfer one (1) building eligibility from the SW1/4 (Ex. S300' E475' & Ex. N66' W968' & Ex. Fred Assam Memorial Park Addn. & Ex. Pt in City Limits) & TR 6 (Ex. TR 4 & TR 5 Willow Ridge Addn.) 17- 101-48 Split Rock Township to N1/2 SE1/4 & SE1/4 NE1/4 (Ex. N300' W581' & Ex. TR 1 Assam's Add.) & Kolbrek TRS 1A & 2A (Ex. TR 1B & Ex. H-1) & W1/2 NE1/4 (Ex. TRS 1 & 3 & Ex. PT N363' NW1/4 NE1/4 E of TR 3 & Ex. S30') 17-101-48 Split Rock Township.

ZONING TEXT AMENDMENT #21-04 to amend the 2002 Revised Zoning Ordinance for Minnehaha County and the City of Sioux Falls to add Medical Cannabis Dispensary Regulations.

Recommend approval

9/28/21: MOTION by Barth, seconded by Bender, to adopt Ordinance MC30-43-21. The entire ordinance is on file in the office of the County Auditor and available for inspection during regular business hours. No proponents or opponents spoke. By roll call vote: 4 ayes. The City concurred.

September 27, 2021, Approved

FINAL DEVELOPMENT PLAN #21-01

Lot B, Tract 1, Laurel Ridge Addition, SE1/4 SE1/4, Section 23, T102N, R49W Present Zoning—Laurel Ridge Planned Development

Appendix:

AUTHORITY

- SD State Law: Statute 11-6-2
- City Ordinance Chapter 154

The Shape Sioux Falls 2040 Comprehensive Plan was adopted by the Sioux Falls City Council on April 18, 2017. [Resolution 35-17; 8-0]

CHAPTER 160: ZONING

160.001 NAME AND CITATION OF TITLE.

These regulations shall be referred to as the 2013 Shape Places Zoning Ordinance of the City of Sioux Falls.

CHAPTER 157: SUBDIVISIONS

157.001 TITLE.

These regulations may be referred to as the “2008 Revised Subdivision Ordinance for the City of Sioux Falls” and the area of joint jurisdiction.

<https://www.siouxfalls.org/mayor/boards-commissions/planning-commission>

December 31, 2021

Jeff Schmitt

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