

Agency Site Plan Review for the December Planning Commission Agenda

Applications Received by Deadline 5:00 PM 11/03/2025

1. REZ-021954-2025: Rezoning from the AG Agriculture District to the CN Conservation, RS Single-Family Residential—Suburban, RD-1 Twin Home/Duplex Residential—Suburban, RA-3 Apartment Residential—High, LW Live-Work, and I-1 Light Industrial Districts located south of W. 85th St. and east of S. Tallgrass Ave.

Legal Description: A portion of the N1/2 of the SW1/4, Section 20-T100N-R50W, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD

Owner: RMB Family, LLC – Jay Headley

Applicant: Advanced Engineering & Environmental Services, LLC – Ron Williams
2. REZ-021983-2025: Rezoning from the RD-1 Twin Home/Duplex Residential—Suburban District to the C-2 Commercial—Neighborhood and Streetcar District located at 2011 W. 26th St.

Legal Description: The North 17' of Lot 12, All of Lots 13-16 (Except Lot H-1), and Lots 1-4, Block 4 Weston's 1st Addition, City of Sioux Falls, Minnehaha County, SD

Owner/Applicant: Park Ridge Center, LLC – Jim Heine
3. REZ-022017-2025: Rezoning from the RS Single-Family Residential—Suburban District to the O Office District located at 2008 W. 33rd St.

Legal Description: Lot 8A, Block 21, Pettigrew & Bates 4th Addition, City of Sioux Falls, Minnehaha County, SD

Owner: Rose Dougherty Living Trust

Applicant: Keegen Kleinwolterink
4. REZ-022046-2025: Rezoning from the CN Conservation District to the RS Single-Family Residential—Suburban District located at 7809 S. Pinewood Ave.

Legal Description: A portion of Lot 8, Block 1, Pinewood Addition, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD

Owner/Applicant: Brady & Maria Kerkman
5. REZ-022049-2025: Rezoning from the AG Agriculture District to the CN Conservation I-1 Light Industrial District located south of E. Rice St. and east of Veterans Pkwy.

Legal Description: A Portion of Tract 2, NSP 2nd Addition in Government Lots 1 and 2 in the SW1/4 and Government Lots 1 and 2 in the NW1/4, and the S1/2 of the NE1/4, and the N1/2 of the SE1/4, As Shown by Exhibit, Section 31-T102N-R48W, City of Sioux Falls, Minnehaha County, SD

Owner/Applicant: Gemini Data Center SD, LLC – Michael Anvar
6. REZ-022053-2025: Rezoning from the AG Agriculture to the I-2 Heavy Industrial District located north of I-90 and west of I-29.

Legal Description: Tract 11, Benson's Addition in the NE 1/4 of Section 13-T102N-R50W, City of Sioux Falls Minnehaha County, SD

Owner/Applicant: Sioux Falls Development Foundation – Dean Dziedzic

7. REZ-022058-2025: Rezoning from the LW Live-Work District to the C-2 Commercial—Neighborhood and Streetcar District located south of E. 57th St. and west for S. Dubuque Ave.
Legal Description: A Portion the N1/2 of the NE1/4 of the SW1/4, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD
Owner: 5711, LLC – Brady Hyde
Applicant: Wentz Properties, LLC – Robert Wentz
8. CU-021980-2025: Conditional Use Permit for a kennel located within 1,000 from a DD, AD, or MD forms located at 2001 S. Minnesota Ave.
Legal Description: Lots 1 and 2, Block 17, University Addition, City of Sioux Falls, Minnehaha County, SD
Owner: F & K Assam Family Trust, LLC
Applicant: Posh Paws, LLC – Talita Waldner
9. CU-022064-2025: Conditional Use Permit for a kennel located within 1,000 from a DD, AD, or MD forms located at 1601 W. 1st St.
Legal Description: Lots 5-6 and Lots 21-22, Block 35, Airport Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Gary Baumgartner
Applicant: Terwisscha Construction, Inc
10. SUB-P-021955-2025: Preliminary Subdivision Plan for Sage Meadows Addition located south of W. 85th St. and east of S. Tallgrass Ave.
Legal Description: A portion of the N1/2 of the SW1/4, Section 20-T100N-R50W, City of Sioux Falls, Lincoln County, SD
Owner: RMB Family, LLC – Jay Headley
Applicant: Advanced Engineering & Environmental Services, LLC – Ron Williams
11. SUB-P-022050-2025: Preliminary Subdivision Plan for Foundation Park North located at north of I-90 and west of I-29.
Legal Description: Tract 11, Benson's Addition in the NE 1/4 of Section 13-T102N-R50W, Minnehaha County, SD
Owner/Applicant: Sioux Falls Development Foundation – Dean Dziedzic
12. SUB-P-022062-2025: Preliminary Subdivision Plan for N.S.P 2nd Addition located at south of E. Rice St. and east of Veterans Pkwy.
Legal Description: Tract 2, NSP 2nd Addition in Government Lots 1 and 2 in the SW1/4 and Government Lots 1 and 2 in the NW1/4, and the S1/2 of the NE1/4, and the N1/2 of the SE1/4, Section 31-T102N-R48W, Minnehaha County, SD
Owner/Applicant: Gemini Data Center SD, LLC – Michael Anvar