

Agency Site Plan Review for the March 4th Planning Commission Agenda

Applications Received by Deadline 5:00 PM 02/02/2026

1. REZ-022350-2026: Rezoning from the RS Single-Family Residential—Suburban and RD-1 Twin Home/Duplex Residential—Suburban Districts to the CN Conservation and RCD Residential Cluster Development PUD District located at 5800 S. Sycamore Ave.

Legal Description: A Portion of the SW1/4 of the SW1/4 in Section 8-T100N-R49W, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD

Owner: Ronning Construction, Inc – Kristofer Ronning

Applicant: Veldco Holdings, LLC – Caleb Veldhouse
2. REZ-022469-2026: Rezoning from the RS Single-Family Residential—Suburban District to the RD-2 Townhome Residential—Suburban District located north of E. 41st St. and west of S. Six Mile Rd.

Legal Description: A portion of Tract 2, Iverson Estates, Section 30-T101N-R48W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD

Owner/Applicant: Ronning Enterprises, Inc – Blaine Davis
3. REZ-022473-2026: Rezoning from the RS Single-Family Residential—Suburban, RD-1 Twin Home/Duplex Residential—Suburban, RD-2 Townhome Residential—Suburban, RA-2 Apartment Residential—Moderate Density, and C-2 Commercial—Neighborhood and Streetcar Districts to the CN Conservation, RS Single-Family Residential—Suburban, RA-2 Apartment Residential—Moderate Density, RA-3 Apartment Residential—High Density, LW Live-Work Districts located south of E. 33rd and west of Veterans Pkwy.

Legal Description: Portions of Tract 1, 3, and 4, Kappenman’s Second Addition and Portions of Section 25-T101N-R49W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD

Owner: J & R Company – Tim Kapperman

Applicant: Harr Lemme Development – Gary Harr
4. REZ-022484-2026: Rezoning from CN Conservation, RT-2 Townhome Residential—Traditional, RA-2 Apartment Residential—Moderate Density Districts to the RD-2 Townhome Residential—Suburban located south of E. 69th St. and west of S. Sycamore Ave.

Legal Description: A Portion of the W1/2 of the NE1/4 in Section 18-T100N-R49W, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD

Owner/Applicant: South Loop, LLC – Brady Hyde

5. CU-022466-2026: Conditional Use Permit for a Medical Cannabis Dispensary located within 500 – 1,000' of a sensitive land use located at 5422 E. Arrowhead Pkwy.

Legal Description: Tract A, Lot 2, Red Rock Park 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Owner: Arrowhead Ridge I, LLC – Samuel Assam

Applicant: Cannacare Medical Dispensary – Paul Setterholm

6. CU-022527-2026: Conditional Use Permit for heavy manufacturing, process, and assembly located within 1,000' from DD, AD, or MD forms located north of I-90 and west of I-29.

Legal Description: Tracts 4, 5, 7, 10, & 11 Benson's Addition & Tract 10 Walker's Addition all located in Section 13, T102N-R50W, City of Sioux Falls, Minnehaha County, SD

Owner: Sioux Falls Development Foundation – Dean Dziedzic

Applicant: Smithfield Packaged Meats Corp. – Anothly Doss