

Agency Site Plan Review for the May 6 Planning Commission Agenda

Applications Received by Deadline 5:00 PM 04/06/2026

1. REZ-022687-2026: Rezoning from the O Office District to the C-2 Commercial—Neighborhood and Streetcar District located at 4700 W. 26th St.
Legal Description: Tract 4B, Marion Place Addition, City of Sioux Falls, Minnehaha County, SD
Owner: KTR Holdings – Travis Rhoades
Applicant: Ryan Tysdal
2. REZ-022692-2026: Rezoning from the RS Single-Family Residential—Suburban District to the RD-1 Twin Home/Duplex Residential—Suburban located at 100 S. Holly Ave.
Legal Description: Lot 18 (Except the South 4'), Lot 19, Block 3, Braley's 1st Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Habitat for Humanity of Greater Sioux Falls – Rocky Welker
3. REZ-022742-2026: Rezoning from the O Office and C-4 Commercial—Regional Districts to the O Office and C-4 Commercial—Regional Districts located south of E. 85th St. and east Veterans Pkwy.
Legal Description: A Portion of Tract 2A, Akerson's Addition, NW1/4 Section 23-T100N-R50W, As Shown By Exhibit, City of Sioux Falls, Lincoln County, SD
Owner: H.A. Akerson
Applicant: Van Buskirk Companies – Steve Van Buskirk
4. REZ-022750-2026: Rezoning from the AG Agriculture District to the RS Single-Family Residential—Suburban, RD-1 Twin Home/Duplex Residential—Suburban, LW Live-Work, RA-1 Apartment Residential—Low Density, C-1 Commercial—Pedestrian-Oriented Districts located south of W. 26th St. and west of S. Ellis Rd.
Legal Description: The W1/2 of the S1/2 of the NE1/4 and the NW1/4 of the NW1/4 of Section 28 and the SW1/4 of the SW1/4 of Section 21 and the W. 50' of the S1/2 of the SE1/4 of Section 20, all in T101N-R50W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Westwood 8, LLC – Rick Dunlap
5. REZ-022759-2026: Rezoning from the RA-3 Apartment Residential—High Density District to the LW Live-Work District located south of E. 18th St. and west of S. Highline Ave.
Legal Description: A portion of the NE1/4 of the SE1/4, Section 24-T101N-R49W and Tract 3, Dawley Farm Village, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner: Dawley Family Legacy I, LLC – Troy Dawley
Applicant: Timberline Acquisition Partners, LLC

6. REZ-022772-2026: Rezoning from C-2 Commercial—Neighborhood and Streetcar District to the CN Conservation District located at north of E. 41st St. and east of E. Linedrive Ave.
Legal Description: A portion of Tracts 1-3, Burns Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner: Burns Family Limited Partnership – Tim Burns
Applicant: KCDS, Inc – Perry Kolb
7. REZ-022775-2026: Rezoning from the AG Agriculture District to the I-2 Heavy Industrial District located north of I-90 and west of I-29.
Legal Description: Tracts 2, 4, and 7, Walker’s Addition, N1/2 of the NW1/4 and Tracts 1 and 9 of Benson’s Addition in the NE1/4 all in Section 13-T102N-R50W, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Sioux Falls Development Foundation – Dean Dziedzic
8. REZ-022789-2026: Rezoning from the O Office District to the S-2 Institutional Campus PUD District and Initial Development Plan Amendment for the Sanford Main Campus located at 1300 S. Grange Ave.
Legal Description: The W67.5’ of the NW1/4 of Block 25, and the S1/2 of Vacated 21st St. Lying Adjacent Thereto, Park Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Family Dentistry – Richard Rauschenbach
Applicant: Sanford Health – Kris Denevan
9. REZ-022792-2026: Rezoning from the CN Conservation, RS Single-Family Residential—Suburban, LW Live-Work Districts to the CN Conservation and RS Single-Family Residential—Suburban Districts located south of Slip Up Creek Rd. and east of S. 476th Ave.
Legal Description: The S1/2 of the SW1/4, the N1/2 of the NW1/4, and a Portion of the N1/2 of the NE1/4 all in Section 23-T102-R49W, Mapleton Township Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Mapleton Highlands, LLC – Steve Van Buskirk
10. CU-022665-2026: On-sale Alcohol Beverage Establishment within 500’ of a Sensitive Use located at 3715 N. Cliff Ave.
Legal Description: Tract 3A, County Auditor Subdivision, NE1/4 Section 4-T101N-R49W (AKA Froleich), City of Sioux Falls, Minnehaha County, SD
Owner: North Cliff Investors, LLC – Brett Ellison
Applicant: Stines and Vines – Russell E. Olson

11. CU-022720-2026: Conditional Use Permit for an automobile drive-through area oriented to DD/AD forms located at 4600 E. 41st St.
Legal Description: Lot 27A, Block 7, Manifold Acres Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Commonland II, LLC – Kirby Muilenburg
Applicant: Bishop Engineering – Laura Schieber

12. PUD-022586-2026: Planned Unit Development Initial Development Plan Amendment for the Lake Lorraine Pedestrian Oriented PUD located south of W. Lakeshore Blvd. and east of S. Marion Rd.
Legal Description: Lake Lorraine Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Lorraine Townhomes LLC – Aaron Krumvieda

13. PUD-022788-2026: Planned Unit Development Initial Development Plan Amendment for the Sanford Sports Complex located south of W. Benson Rd. and west of N. Westport Ave.
Legal Description: Lot 1B, Block 7, Sanford Sports Complex South Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Lloyd Construction Company – Luke Jessen

14. SUB-P-022749-2026: Preliminary Subdivision Plan for Sunset Creek Additon located south of W. 26th St. and west of S. Ellis Rd.
Legal Description: A portion of the NE1/4 of the SE1/4, Section 24-T101N-R49W of the 5th P.M. and Tract 3, Dawley Farm Village, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Westwood 8, LLC – Rick Dunlap

15. SUB-P-022776-2026: Preliminary Subdivision Plan for Foundation Park North Residential located north of I-90 and west of I-29.
Legal Description: Tracts 2, 4, and 7, Walker’s Addition, N1/2 of the NW1/4 and Tracts 1 and 9 of Benson’s Addition in the NE1/4 all in Section 13-T102N-R50W, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Sioux Falls Development Foundation – Dean Dziedzic