

Agency Site Plan Review for the August 6 Planning Commission Agenda

Applications Received by Deadline 5:00 PM 07/06/2026

1. FLUA-023240-2026: Future Land Use Amendment to reclassify a Development Area identified in the Shape Sioux Falls 2050 Comprehensive Plan from Tier 2 to Tier 1 located south of I-90 and west of Veterans Pkwy.
Legal Description: Tract 1, Eckert Addition, S1/2 of Section 25, T102N-R49W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner: Westlake RE Holdings, LLC – Matt Erfman
Applicant: Gil Haugen Construction, Inc – Gil Haugen
2. 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 north of W. 41st St., south of W. 22nd St. and west of the Tea/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
3. REZ-023139-2026: Rezoning from the CN Conservation and RD-2 Townhome Residential—Suburban Districts to RA-3 Apartment Residential—High Density District located at 8000 E. Bull Pine Trl.
Legal Description: A portion of Lot 4 and all of Lot 1G, Block 3, Ponderosa Highlands Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Samuel Assam – F&K Assam Family, LLC
4. REZ-023149-2026: Rezoning from the RD-1 Twin Home/Duplex Residential—Suburban District to the RD-2 Townhome Residential—Suburban District located north of E. 69th St. and east of S. Sycamore Ave.
Legal Description: Lot 32, Block 20, and Lots 1A-1D, 2A-2D, and 9, Block 21, Briarwood Estates Addition, and a portion of the SW1/4 of Section 8-T100N-R49W, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD
Owner/Applicant: Ronning Construction, Inc – Blaine Davis
5. REZ-023154-2026: Rezoning from the RD-1 Twin Home/Duplex Residential—Suburban District to the RT-1 Single-Family Residential—Traditional District located at 1103 N. Lincoln Ave.
Legal Description: Lots 5 and 6, Block 68, Meredith's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Johnathan Sweets
Applicant: Sayre Associates – Jim Cordell

6. REZ-023225-2026: Rezoning from the AG Agriculture District to the LW Live-Work District located at 5010 S. Southeastern Ave.
Legal Description: Tract 1 and 3, Shields First Addition of Government Lot 4, City of Sioux Falls, Lincoln County, SD
Owner/Applicant: Weber Construction, Inc – Brad Weber
7. REZ-023227-2026: Rezoning from the C-3 Commercial—Community District to the O Office District located at 4501 E. 57th St.
Legal Description: A portion of Tract 1, Graystone Heights Addition, As Shown by Exhibit, City of Sioux Falls, Lincoln County, SD
Owner/Applicant: Graystone Commercial Holdings, LLC – Rob Broin
8. REZ-023233-2026: Rezoning from the RS Single-Family Residential—Suburban District to the RT-2 Townhome Residential—Traditional District located at 806 S. Grange Ave.
Legal Description: The W1/3 of Lots 22-24, Block 28, Folsom's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: ROM Properties, LLC – Owen Lubben
9. REZ-023237-2026: Rezoning from the AG Agriculture District to the I-1 Light Industrial District located at 6000 W. 60th St. N.
Legal Description: Lot 3, Sundermann Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Modern Housing, Inc – Tad Fiegen
Applicant: Stockwell Engineers, Inc – Gaard Rops
10. REZ-022941-2026: Rezoning from the AG Agriculture District to the CN Conservation, RS Single-Family Residential—Suburban, and RCD Residential Cluster Development PUD Districts located south of Hwy 42/Future W. 12th St. and a ½ mile west of S. Ellis Rd.
Legal Description: A portion of the N1/2 of Section 20-T101N-R50W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner: Great Dakota Kith, LLP and Sibs, LLC
Applicant: Nielson Development, LLC – Sandy Wolfswinkel
11. CU-023064-2026: Conditional Use Permit for an off-premises sign over 288 square feet located at 4004 W. 12th St.
Legal Description: Tract 3, Elmen's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Owner: AAA, LLC
Applicant: Book Your Billboard – Zach Neugebauer

12. CU-023197-2026: Conditional Use Permit for an on-sale alcohol beverage establishment within 500' of a sensitive use 1510 E. 10th St.
Legal Description: The E1/3 of Lot 5 and all of Lots 6 and 7, Phillips Addition, City of Sioux Falls, Minnehaha County, SD
Owner: 5A Properties, LLC
Applicant: Jonathan Marroquin
13. SUB-P-023239-2026: Preliminary Subdivision Plan for Prairie Sky Addition located south of Hwy 42/Future W. 12th St. and a 1/2 mile west of S. Ellis Rd.
Legal Description: A portion of the N1/2 of Section 20-T101N-R50W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner: Great Dakota Kith, LLP and Sibs, LLC
Applicant: Nielson Development, LLC – Sandy Wolfswinkel
14. SUB-P-022749-2026: Preliminary Subdivision Plan for Sunset Creek Additon located north of W. 41st St., south of W. 22nd St. and west of the Tea/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