

Agency Site Plan Review for the September 2 Planning Commission Agenda

Applications Received by Deadline 5:00 PM 08/03/2026

1. REZ-023373-2026: Rezoning from the RD-2 Townhome Residential—Suburban, LW Live-Work, RA-1 Apartment Residential—Low Density, RA-3 Apartment Residential—High Density, C-3 Commercial—Community Districts to the CN Conservation, RA-1 Apartment Residential—Low Density, RA-3 Apartment Residential—High Density Districts located north of E. 57th St. and west of S. Six Mile Rd.

Legal Description: A portion of SE1/4 Section 31-T101N-R48W, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD

Owner/Applicant: Signature Companies – Rob Rhody
2. REZ-023414-2026: Rezoning from the C-3 Commercial—Community District to RA-3 Apartment Residential—High Density District located south of W. 41st St. and west of S. Ellis Rd.

Legal Description: A portion of Lot 3 of Ellis Crossing South Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD

Applicant/Owner: Lloyd Construction Company – Luke Jessen
3. REZ-023434-2026: Rezoning from the RA-2 Apartment Residential—Moderate Density District to the C-3 Commercial—Community District located at 904 W. Bailey St.

Legal Description: A Portion of Tract 1 and 2, Jacobson Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD

Owner/Applicant: Jake Properties, LLP – Garry Jacobson
4. CU-023436-2026: Conditional Use Permit for an off-premises sign over 288 square feet located at 6100 E. Hein Pl.

Legal Description: The SW1/4 of the SW1/4, Except Tracts 3 & 4 of Hein's Addition and Except Lot A Of Oliver's Tract 3, Including Tracts 1, 2, 5, 6 of Hein's Addition and Oliver's Tract 1 and the N150' of the W300' of Oliver's Tract 3, and Including all Abandoned Right-of-Way Therein, Section 18-T101N-R48W, City of Sioux Falls, Minnehaha County, SD

Owner: Thomas G. Hein

Applicant: Book Your Billboard – Zach Neugebauer
5. CU-023440-2026: Conditional Use Permit for an off-premises sign over 288 square feet located at 6100 E. Hein Pl.

Legal Description: The SW1/4 of the SW1/4, Except Tracts 3 & 4 of Hein's Addition and Except Lot A Of Oliver's Tract 3, Including Tracts 1, 2, 5, 6 of Hein's Addition and Oliver's Tract 1 and the N150' of the W300' of Oliver's Tract 3, and Including all Abandoned Right-of-Way Therein, Section 18-T101N-R48W, City of Sioux Falls, Minnehaha County, SD

Owner: Thomas G. Hein

Applicant: Book Your Billboard – Zach Neugebauer

6. CU-023197-2026: Conditional Use Permit for an on-sale alcohol beverage establishment within 500' of a sensitive use 1512 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

7. SUB-P-023268-2026: Preliminary Subdivision Plan for Willow Ridge Addition located north of E. 10th St. and east of S. Six Mile Rd.
Legal Description: Lots 5, 6, and the north 10' of vacated E. 10th St., Fred Assam Memorial Addition, As Shown by Exhibit, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Six Mile Partnership, LLP – Steve VanBuskirk