

Agency Site Plan Review For Planning Commission Agenda

Applications Received by Deadline 5:00 PM 04/05/2021

1. ASP-013939-2021: Alternative Site Plan to allow a Parking Reduction for a Medical Clinic located at 5900 E. 26TH ST.

Legal Description: Tract 1 (Except Lots H1 & H2) of Dawley Farm Village Addition, Minnehaha County

Owner: Avera McKennan

Applicant: Ehrhart Griffin & Associates – Damian Greble
2. REZ-014039-2021: Rezoning from the O Office District to the RD-1, Twin Home/Duplex Residential—Suburban District located at the SE corner of BISON TRL & MAPLE ROCK TRL.

Legal Description: Part of Tract 1 of Maple Rock Addition, Lincoln County

Owner: Joshson LLC

Applicant: Joshua Inc - Tim Stenberg
3. REZ-014067-2021: Rezoning from the O Office District to the C-2, Commercial—Neighborhood and Streetcar District located at NE corner of MARION RD & PINERIDGE DR.

Legal Description: Tract 13 of Lalley Estates Addition, Minnehaha County

Owner: Aspen Heights LLC

Applicant: Signature Companies LLC – Clint Ackerman
4. SUB-P-014128-2021: Preliminary Subdivision Plan for Western Diamond Addition located at 4425 W 69TH ST.

Legal Description: Tract 2 Brandt's Addition and Part of Tract 1 of Eichmann's Addition, LINCOLN COUNTY

Owner: Western Diamond Qualified

Applicant: Ehrhart Griffin & Associates – Damian Greble
5. REZ-014129-2021: Rezoning from the AG, Agriculture District to the RS, Single-Family Residential—Suburban District located at 4425 W 69TH ST.

Legal Description: Part of Tract 2 Brandt's Addition and Part of Tract 1 of Eichmann's Addition, LINCOLN COUNTY

Owner: Western Diamond Qualified and City of Sioux Falls

Applicant: Ehrhart Griffin & Associates – Damian Greble
6. SUB-P-014143-2021: Preliminary Subdivision Plan for Puetz Addition located at 5505 N ANNIKA AVE.

Legal Description: Lot 1 of HHB Addition, Minnehaha County

Owner: Puetz Design Build

Applicant: JSA Consulting Engineering/Land Surveyors Inc. – Patrick Schwebach

7. REZ-014145-2021: Rezoning from the RA-2 Residential - Apartments Moderate Density District to the CN, Conservation District located near the NE corner of W BROEK DRIVE & S RONSIEK AVE.
Legal Description: Part of N1/4 of the SE1/4 & S1/2 of the NE1/4 (Except Lot H1 & Except Westwood Valley Addition) in Section 28, Township 101 N, Range 50 W. of the 5th P.M., Minnehaha County
Owner: Westwood Valley LLC
Applicant: Ehrhart Griffin & Associates – Damian Greble
8. SUB-P-014147-2021: Preliminary Subdivision Plan for Harrisburg Schools 4th Addition located at SW corner of S SOUTHEASTERN & E BISON TRL.
Legal Description: Tract 1 in the NW ¼ of 13-100-50, Lincoln County
Owner: Harrisburg School District #41-2
Applicant: Sayre Associates – Karin Lang
9. SUB-P-014153-2021: Preliminary Subdivision Plan for Foundation Park North Addition industrial park located at 259TH ST & N MARION RD.
Legal Description: Tracts 3 & 4 of Benson Addition; The SW ¼ of 13-102-50, Except Wintersteen’s Addition; The SE ¼ OF 13-102-50; and The N ½ of 24-102-50 Lying North of BNSF railroad Right-Of-Way, Minnehaha County
Owner: Sioux Falls Development Foundation
Applicant: Sayre Associates – Paul Korn
10. SUB-P-014165-2021: Preliminary Subdivision Plan for Harrisburg Schools 3rd Addition for future high school located SW of the corner of S CLIFF AVE & E 85TH ST.
Legal Description: S ½ of the NE ¼, Except the S 500 Feet of the SE ¼ of the SE ¼ of the NE ¼, of 23-100-50, Lincoln County
Owner: Harrisburg School District #41-2
Applicant: Sayre Associates – Paul Korn
11. REZ-014187-2021: Rezoning from the AG Agriculture District to the CN, Conservation and S-1, Institutional Districts located at 4400 E 60TH ST N.
Legal Description: Tract 1 of Crusher Investment Co Add in the E1/2 of the SE1/4 and The S 283 Feet of the W 300 Feet of the E 425 Feet, all in 26-102-49, Minnehaha County
Owner: City of Sioux Falls
Applicant: City of Sioux Falls
12. CU-014168-2021: Conditional Use Permit for ON-SALE ALCOHOLIC BEVERAGE ESTABLISHMENT WITHIN 500 FEET FROM SENSITIVE USE located at 811 S MARION RD.
Legal Description: Tract 1 Dunhams Addition, Minnehaha County
Owner: CASCO Properties LLC – Solution Property Management
Applicant: Sandtras, Inc – Jason Walz

13. REZ-014171-2021: Rezoning from the AG, Agriculture District to the I-2, Heavy Industrial and CN, Conservation Districts located at 259TH ST & N MARION RD.
Legal Description: Tracts 3 & 4 of Benson Addition; The SW ¼ of 13-102-50, Except Wintersteen's Addition; The SE ¼ OF 13-102-50; and The N ½ of 24-102-50 Lying North of BNSF railroad Right-Of-Way, Minnehaha County
Owner: Sioux Falls Development Foundation
Applicant: Sioux Falls Development Foundation – Bob Mundt

14. REZ-014172-2021: Rezoning from the AG, Agriculture District to the S-1, General Institutional, REC, Recreation, and O, Office Districts located at SW corner of S SOUTHEASTERN & E BISON TRL.
Legal Description: Tract 1 in the NW ¼ of 13-100-50, Lincoln County
Owner: Harrisburg School District #41-2
Applicant: Harrisburg School District #41-2 – Tim Graf

15. REZ-014173-2021: Rezoning from the AG, Agriculture District to the S-1, General Institutional, REC, Recreation, and O, Office Districts located SW of the corner of S CLIFF AVE & E 85TH ST.
Legal Description: S ½ of the NE ¼, Except the S 500 Feet of the SE ¼ of the NE ¼, of 23-100-50, Lincoln County
Owner: Harrisburg School District #41-2
Applicant: Harrisburg School District #41-2 – Tim Graf

16. PUD-014174-2021: Planned Unit Development Initial Development Plan Amendment for Sanford Sports Complex Amendment located at 3700 N WESTPORT AVE.
Legal Description: Tract 3, Except Jansmick Addition, Hall's Addition; AND Lots 4, 6, 7, 7A, 8, 9, 9A, & 10 of Block 1; and Lots 1, 2A, 3, & 4 Block 2; and Lots 1 & 2, Block 3; and Lot 1, Block 5 of Sanford Sports Complex Addition; AND SE ¼ (Minus Exceptions), of 31-102-49; AND N1/2 of the NE1/4 Including FE1, FE2, FE3 (Minus Exceptions), of 6-101-49; AND Triangular Tract in NW1/4 (Except Lot E-1 County Auditors Subdivision), in the NW1/4 of the NW1/4 of 5-101-49; AND S1/2 of the NE 1/4 (Minus Exceptions), of 6-101-49; AND S1/2 of the NW 1/4 (Except H1 & H3), of 6-101-49; AND N1/2 of the SW1/4 Including FE1, FE2, & FE3 (Minus Exceptions), of 6-101-49; AND NW1/4 of the SE1/4 (Except 15.45 Acres SE Corner), of 6-101-49.
Owner: B&K Properties LLC
Applicant: B&K Properties LLC – Austin Parks

17. REZ-014178-2021: Rezoning from the LW Live/Work, RA-1 Residential - Apartments Low Density, RA-3 Residential - Apartments High Density, RD-2 Residential - Suburban Townhome Districts to the CN, Conservation, RD-1 Twin Home/Duplex Residential, RS Single-Family Residential – Suburban, C-2 Commercial—Neighborhood and Streetcar, C-3 Commercial—Community, LW Live-Work, RA-1 Residential - Apartments Low Density, RA-3 Residential - Apartments High Density Districts located at NE corner of S VETERANS PKWY & E 41ST ST.
Legal Description: Tract 1 (Except Lot H1), 2 (Except Lots H1 & H2), & 3 of Burns Addition and the Unplatted SW ¼ of 30-101-48, Minnehaha County
Owner: Burns Family Limited Partnership
Applicant: KCDS INC – Perry Kolb

18. SUB-P-014179-2021: Preliminary Subdivision Plan Revision for THE BURNSFIELD ADDITION located at NE corner of S VETERANS PKWY & E 41ST ST.

Legal Description: Tract 1 (Except Lot H1), 2 (Except Lots H1 & H2), & 3 of Burns Addition and the Unplatted SW ¼ of 30-101-48, Minnehaha County

Owner: Burns Family Limited Partnership

Applicant: KCDS INC – Perry Kolb

19. REZ-014183-2021: Rezoning from the C-1 Pedestrian-Oriented Commercial District to the C-2 Commercial—Neighborhood and Streetcar District located at 1000 & 950 S BLAINE AVE.

Legal Description: The E 12 Feet of the W 112 Feet of the E 297.3 Feet of the S 64 Feet of County Auditor's Tract 2 of the NE1/4 And The E 297 Feet of County Auditor's Tract 2 of the NE1/4 (Except the W 112 Feet of the S 136 Feet), and The E 20 feet of Lot 3, All of Lot 4 (Except the S 11 Feet of the W 112 Feet, and All of Lots 5 and 6, Block 1 of Wilkin's Addition in parts of E1/2 of the SE1/4 of the SE1/4 of the NE1/4, all of 22-101-49, Minnehaha County

Owner: Robert Jelsma

Applicant: AAB Engineering & Surveying – Alan Betchan