

Agency Site Plan Review For May Planning Commission Agenda

Applications Received by Deadline 5:00 PM 04/07/2025

1. REZ-021023-2025: Rezoning from the C-2 Commercial—Neighborhood and Streetcar District to the RA-2 Apartment Residential—Moderate Density District located at 1525 W. Burnside St.
Legal Description: Tract 2, Peck's Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Pirrung Properties, LLC – Sheila Pirrung
2. REZ-021024-2025: Rezoning from the RS Single-Family Residential—Suburban District to the RD-1 Twin Home/Duplex Residential—Suburban District located at 1207 E. 21st St.
Legal Description: Lots 1 and 2 (Except the E 68.5'), Block 10, Spicer's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Owner/Applicant: Tyler Vanheerde
3. REZ-021053-2025: Rezoning from the RD-1 Twin Home/Duplex Residential—Suburban District to the RT-1 Single-Family Residential—Traditional District located at 1301 N. Garfield Ave.
Legal Description: Lots 5 and 6, Block 54, Meredith's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Charlene Adams
Applicant: Dakota BUSINESS Finance – Lynne Keller Forbes
4. CU-020840-2025: Conditional Use Permit to allow an on-sale alcoholic beverage establishment within 500' of a sensitive land use located at 1118 S. Minnesota Ave.
Legal Description: The S 60 1/2' of the SW1/4 (Except the W 7') and the W 32' of the S1/3 of the SE1/4, Block 5, Sherman's Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Brenkevco Properties, LLC
Applicant: Emmiwood Entertainment – Barro Kannah
5. CU-021025-2025: Conditional Use Permit to convert a non-conforming off-premises sign from static to electronic message center located at 2010 S. Minnesota Ave.
Legal Description: The N 11' of Lot 12 and All of Lot 13, Block 2, Jackson Park Addition, City of Sioux Falls, Minnehaha County, SD
Owner: Pamela Living Trust
Applicant: Book Your Billboard – Zach Neugebauer
6. CU-021050-2025: Conditional Use Permit to convert a non-conforming off-premises sign from static to an electronic message center at 5840 N. Career Ave.
Legal Description: The SE1/4 of the NW1/4 south of I-90, the S1/2 of the NE1/4 south of I-90 and west of I-29, and the NE1/4 of the SE1/4 west of I-29 all in Section 25-T102N-R50W, City of Sioux Falls, Minnehaha County, SD
Owner: VFS, LLC
Applicant: Book Your Billboard – Zach Neugebauer

7. CU-021051-2025: Conditional Use Permit to convert a non-conforming off-premises sign from static to an electronic message center at 5840 N. Career Ave.

Legal Description: The SE1/4 of the NW1/4 south of I-90, the S1/2 of the NE1/4 south of I-90 and west of I-29, and the NE1/4 of the SE1/4 west of I-29 all in Section 25-T102N-R50W, City of Sioux Falls, Minnehaha County, SD

Owner: VFS, LLC

Applicant: Book Your Billboard – Zach Neugebauer

8. SUB-P-020948-2025: Preliminary Subdivision Plan for Foss Fields 2nd Addition located west of Veterans Pkwy. and south of E. 6th St.

Legal Description: Tract 1, Foss Fields 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Owner: Roddel Family Trust

Applicant: Infrastructure Design Group