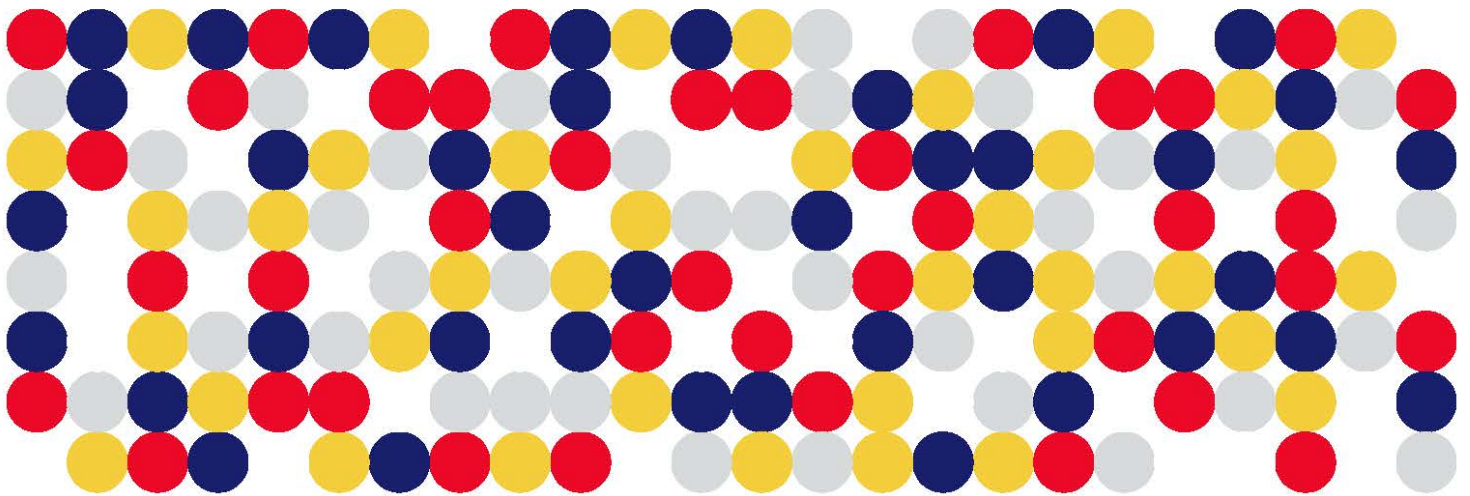


2020

CITY OF SIOUX FALLS
**PLANNING COMMISSION
ANNUAL REPORT**



MAY 2021

BACKGROUND

The Planning Commission serves as an advisory board to the City Council. The Commission creates and adopts a comprehensive plan for the physical development of the municipality and considers and makes recommendations on land use and zoning matters.

The currently adopted comprehensive plan for Sioux Falls is Shape Sioux Falls 2040. Shape Sioux Falls was adopted during the winter of 2009. The comprehensive plan went through a two-year public involvement process of workshops, visioning surveys, and policy discussions. It was amended in 2017, along with the comprehensive growth boundaries, and was adopted by the Planning Commission on April 5, 2017.

SUMMARY OF DUTIES

Create and adopt a master plan for the physical development of the municipality and consider and make recommendations on land use and zoning matters.

SDCL 11-6-2

Provisions for establishment of the Planning Commission are provided as adopted by the Sioux Falls City Commission in Ordinance No. 1992, August 3, 1959. The responsibilities of the Board are designated within Section 154.

Sec. 154.015. Created.

There is hereby created a city planning commission for the city and for land within the joint jurisdictional area and not located within any other municipality.

(1957 Rev. Ords., § 2.901; 1992 Code, § 32-17) (Ord. 1992, passed 8-3-1959)

MEETINGS

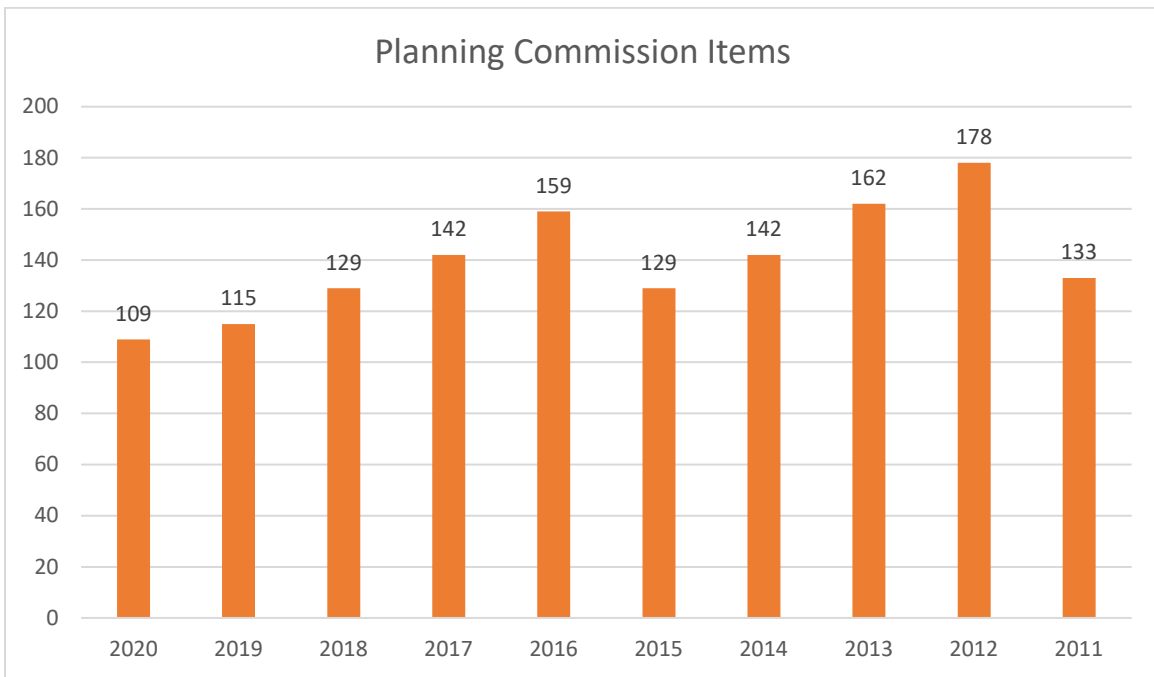
Regular Meeting—Regular meetings shall be held on the first Wednesday of every month at 6 p.m. in the City Council Chambers of Carnegie Town Hall. If the regular meeting falls on a designated City holiday, then the regular meeting shall be held on the second Wednesday of the month. Regular meetings are noticed official meetings and open to the public, during which the Planning Commission deliberates and may take votes on specific items.

Joint Meeting—Joint meetings are noticed official meetings, open to the public, during which the City and County Planning Commissions deliberate and may take votes on specific items within the joint jurisdictional area.

Minnehaha County Joint Planning Commission meetings shall be held on the fourth Monday of every month at 7 p.m. in the Minnehaha County Administration Commission Room.

Lincoln County Joint Planning Commission meetings shall be held on the second Wednesday of every month at 7 p.m. in the Lincoln County Courthouse. In Lincoln County, the Joint Planning Commission may adjourn and reconvene as the Lincoln County Board of Adjustment.

The Planning Commission acted on 109 items during 2020. The ten-year average has been 140. In 2019, they acted upon 115 items. Looking at the table, this up and down activity seems to be a trend that may continue.

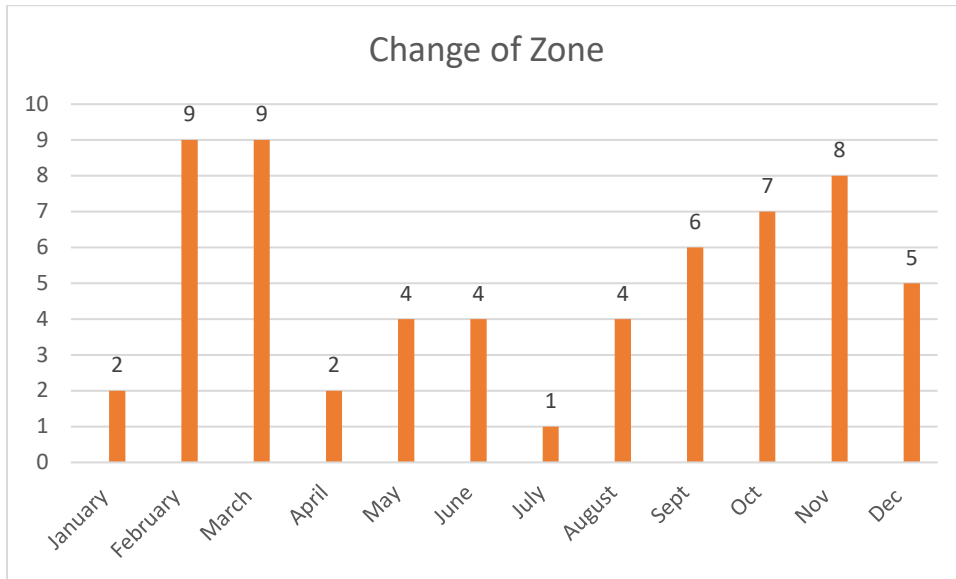


2020 Monthly Planning Commission Items and Monthly Averages

January	February	March	April
4	11	13	5
AVG—9.0	AVG—9.8	AVG—12.4	AVG—12.7
May	June	July	August
10	6	5	5
AVG—10.6	AVG—15.1	AVG—13.7	AVG—11.5
September	October	November	December
12	16	12	10
AVG—13.7	AVG—13.5	AVG—10.2	AVG—8.7

Monthly Average—11.64

Change of Zone



Change of Zone—2020

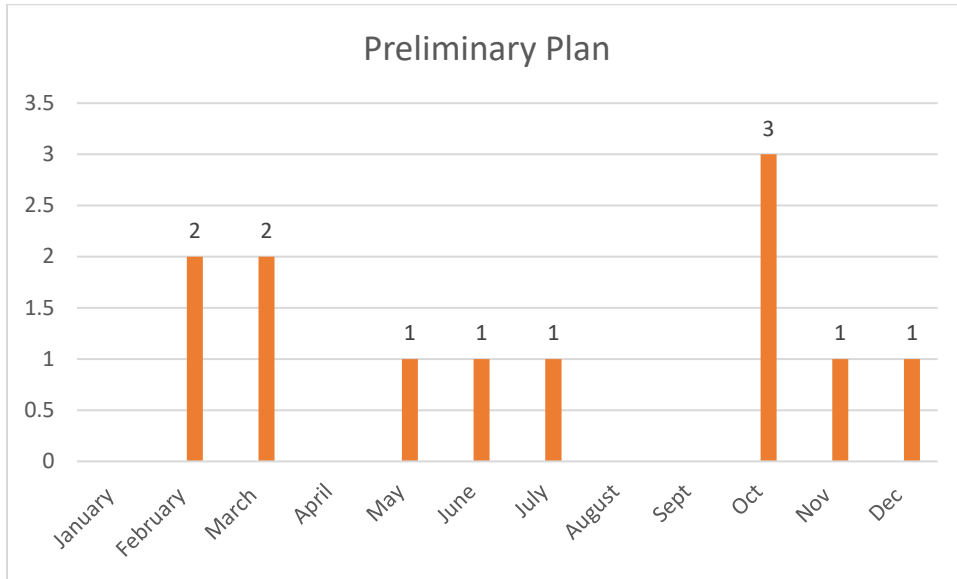
The Planning Commission acted on 61 change of zone items during 2020 with February/March being the busiest at 9. During 2019, they acted on 63. The 15-year average has been 57.

Types

The types of rezonings during 2020 were:

- 21 cases were to RD1 and RD2 from another zone;
- 7 cases to primarily RS Single-Family;
- 12 cases were to multifamily (RA1, RA2, or RA3);
- 6 cases were to industrial (I1 or I2); and
- 6 cases were to commercial (C2, C3, or C4).

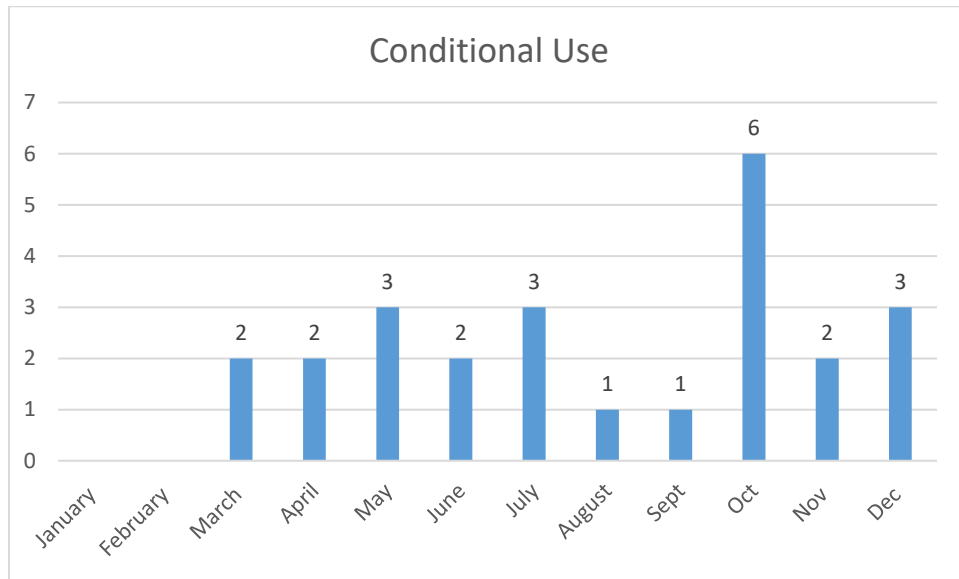
Preliminary Plan



Preliminary Plans—2020

The Planning Commission acted on 12 preliminary plans during 2020. During 2019, they acted on 15. The 15-year average has been 12.

Conditional Uses



Conditional Uses—2020

The Planning Commission acted on 25 conditional uses during 2020 with October being the busiest at 6. During 2019, they acted on 33. The 15-year average has been 46.

Types

The types of conditional uses during 2020:

On-sale, within 500 feet of a sensitive use—14

Full-service, within 250 feet from a sensitive use—4

Car wash within 250 feet of residential—2

Storage without hard surfacing—2

Video lottery—2

Approvals/Denials/Appeals

The Planning Commission is an advisory board to the City Council. Of the 109 agenda items that the Commission addressed during 2020:

109 items were approved.

After Commission action, one item went forward to the City Council with recommendations:

CONDITIONAL USE PERMIT APPEAL (13390-2020): 1501 E. 69th St., Lot 2B, Block 1-EX Lot H-1 Shadow Creek 2nd Addition, City of Sioux Falls. The applicant would like to open a full-service restaurant that would include on-sale alcohol and video lottery terminals. Approved at the December 2, 2020, Planning Commission Meeting 5—Yes, 0—No.

All PC recommendations were supported by City Council.

Joint Planning Commission Items

Lincoln County—Five conditional use items; one zoning item:

May 13, 2020, Approved

CONDITIONAL USE PERMIT/USE-0013-2020: Application for a Conditional Use Permit for motor vehicle sales, display, and service. The property is legally described as Tract D of Mueller's Lot 7 in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota

June 10, 2020, Approved

CONDITIONAL USE PERMIT/USE-0038-2020: Application for a Conditional Use Permit to amend permit USE-0049-2020 to allow warehousing to exceed 20,000 square feet on the premise—applicant requesting up to 23,196 square feet. The property is legally described as Tract 1 of Weber Addition in the Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of Section 8, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota. The property is zoned "I-1" Light Industrial District

July 8, 2020, Failed

REZONE-0037-2020: Rezoning from the A-1 Agricultural district to the C Commercial district. The property is legally described as Tract 1 Poppinga's Addition in the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 20, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota

August 12, 2020, Approved

USE-0051-2020: Conditional Use Permit for warehousing and light manufacturing to exceed 20,000 square feet building area—requesting overall building size of 43,635 square feet. The property is legally described as Lot 5 in Block 5 of Mueller's 2nd Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota.

November 18, 2020

USE-0086-2020: Conditional Use Permit for a contractor's shop and storage yard. The property is legally described as Tract 1 Poppinga's Addition in the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 20, Township 100 North, Range 49 West of the 5th Principal Meridian, Lincoln County, South Dakota.

USE-0087-2020: Conditional Use Permit for light manufacturing to exceed 20,000 square feet of building area—requesting overall building size of 25,675 square feet. The property is legally described as Lot 7C and Lot 8 in Block 4 of Mueller's 2nd Addition in the Southeast quarter (SE1/4) of Section 19, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota

Minnehaha County—Six conditional use items:

January 27, 2020

CONDITIONAL USE PERMIT #20-04 to exceed 10,000 square feet of commercial building area (requesting 14,040 square feet) on the property legally described as the Portion of Lot AB, Lot H3 lying adjacent & Lot A, Lot 3, Husky Oil Tract 1, SE1/4, Section 25-T102N-R50W.

April 27, 2020, approved

CONDITIONAL USE PERMIT #20-09 to exceed 3,600 square feet of total accessory building area—requesting 4,992 square feet on the property legally described as Tract 4A (Ex. H-1), Inberg Tracts, NW1/4 NE1/4, Section 18-T101N-R48W.

September 28, 2020, approved

CONDITIONAL USE PERMIT #20-37 to allow a group daycare on the property legally described as Tract 1A, Janes Replat Part Nelson's Tract, Section 23-T102N-R49W.

October 26, 2020, approved

CONDITIONAL USE PERMIT #20-45 to allow a bed and breakfast establishment on the property legally described as W15', Lot 30 and All of Lot 31, Block 2, Sioux Gardens Subdivision, Section 22-T102N-R49W

CONDITIONAL USE PERMIT #20-46 to exceed 1,600 square feet of total accessory building area—requesting 2,400 sq. ft. on the property legally described as Tract 2, Hiebert Greenhouse Addition, SW1/4, Section 9-T101NR50W

November 23, 2020, Deferred to January 25, 2021

CONDITIONAL USE PERMIT #20-54 to allow temporary retail sales of fireworks on the property legally described as Tract 1, Lammer's Addition, S1/2 NE1/4, Section 33-T101N-R50W

Appendix:

AUTHORITY

- SD State Law: Statute 11-6-2
- City Ordinance Chapter 154

The Shape Sioux Falls 2040 Comprehensive Plan was adopted by the Sioux Falls City Council on April 18, 2017. [Resolution 35-17; 8-0]

CHAPTER 160: ZONING

160.001 NAME AND CITATION OF TITLE.

These regulations shall be referred to as the 2013 Shape Places Zoning Ordinance of the City of Sioux Falls.

CHAPTER 157: SUBDIVISIONS

157.001 TITLE.

These regulations may be referred to as the “2008 Revised Subdivision Ordinance for the City of Sioux Falls” and the area of joint jurisdiction.

<http://www.siouxfalls.org/mayor/boards-commissions/planning-commission>

December 31, 2020

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