

**City of Sioux City
PZ / BOA Pre-Agenda
April 14, 2026
4:00 p.m.**

- PZ Agenda Items
2026-023
2026-024
2026-026
2026-029
- BOA Agenda Items
2026-022
2026-028



PLANNING AND ZONING COMMISSION / BOARD OF ADJUSTMENT PRE-AGENDA

City Hall, 5th Floor, Council Chambers
405 6th Street, Sioux City, IA 51101
Tuesday, April 14, 2026
4:00 p.m.

(Said items are on file in Room 309, City Hall, 405 6th Street, Sioux City, IA 51102)

Planning and Zoning Commission Meeting

1. Call to Order
2. Planning and Zoning Hearings

Agenda Item 2026-023: [Requested vacation of the north/south alley adjacent to 702 Saint Mary's Street.](#)

Agenda Item 2026-024: [Requested site plan approval for the property at 3680 Glenn Ellen Road.](#)

Agenda Item 2026-026: [Requested site plan approval for the property at 3240 31st Street.](#)

Agenda Item 2026-029: [Requested site plan approval for the property at 5129 Military Road.](#)

3. Other Business
 - a. Report by the Chair regarding Planning and Zoning items at the City Council meeting.
 - b. Other items brought forward by the Commission and / or staff.
 - c. Approval of the minutes of the March 24, 2026, meeting.
4. Adjourn Planning and Zoning Commission Meeting.

Board of Adjustment Meeting

1. Call to Order (4:30 p.m. or at the conclusion of the Planning and Zoning Commission meeting, whichever comes later)
2. Hearing

Agenda Item 2026-022: [Requested Variance pursuant to Municipal Code Table 25.03.040.1 on property known as 2310 South Clinton.](#)

Agenda Item 2026-028: [Requested conditional use permit pursuant to Municipal Code Section 25.02.130 on property known as 2538 Cassel Place & 13724 Casselman Street.](#)

3. Other Business
 - a. Other items brought forward by the Board and / or staff.
 - b. Approval of the minutes of the March 24, 2026, meeting.
 - c. Adjourn Board of Adjustment Meeting.

ADA LANGUAGE NOTICE

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**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
SIOUX CITY, IOWA**

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PURPOSE OF THIS REQUEST:

Agenda Item 2026-023

The petitioner, Rick Bertrand, is requesting the vacation of a portion of East-West 8th Street and the North-South Alley adjacent to the property located at 702 Saint Mary's Street. The petitioner plans to use the alleys and streets to construct a single-family dwelling for the adjacent property owner. A general area map is attached for your review.

Wade Schuldt, MCRP
Planner

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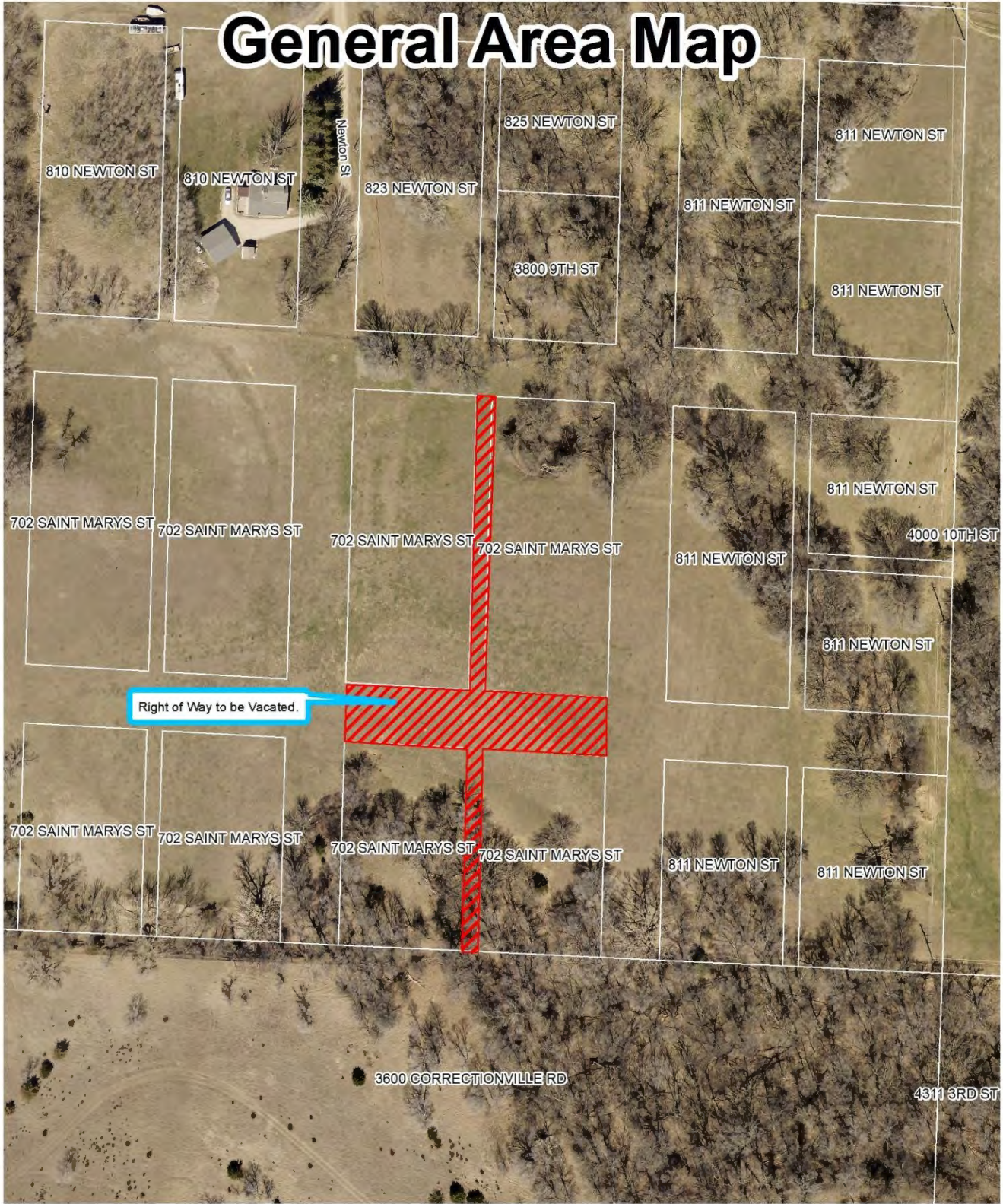
If you are unable to attend this hearing but would like to have your comments on record, you may forward this response slip to the City Planning Division, P.O. Box 447 Sioux City, IA 51102, call (712) 279-6340 or e-mail planzone@sioux-city.org.

Your Name: _____ Agenda Date: 4/14/2026

Address: _____ Agenda Item No.: 2026-023

Your Comments Regarding This Item: _____

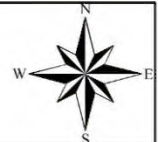
General Area Map



City of Sioux City Planning Division

Disclaimer of Liability: (Sioux City and Woodbury Co. GIS System)

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PURPOSE OF THIS REQUEST:

Agenda Item 2026-024

The petitioner, Jeff Hanson, is requesting site plan approval for the property located at 3680 Glen Ellen Road. The request is to construct an accessory structure that exceeds the 10% size limit relative to the principal building on the property. A general area map and a site plan are attached for reference.

Gabriel Fordjour, AICP
Planner

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Your Name: Agenda Date: 04/14/ 2026

Address: Agenda Item No.: 2026-024

Your Comments Regarding This Item:
[Four horizontal lines for writing comments]

General Area Map



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PURPOSE OF THIS REQUEST:

Agenda Item 2026-026

The petitioner, Jason Sloniker / Charlie Nelson / Donnie Grant, are requesting a modified site plan approval for a proposed building at the property located at 3240 31st Street. The proposed project involves construction of spec warehouse building. A general area map and site plan are attached for your review.

Wade Schuldt
Planner

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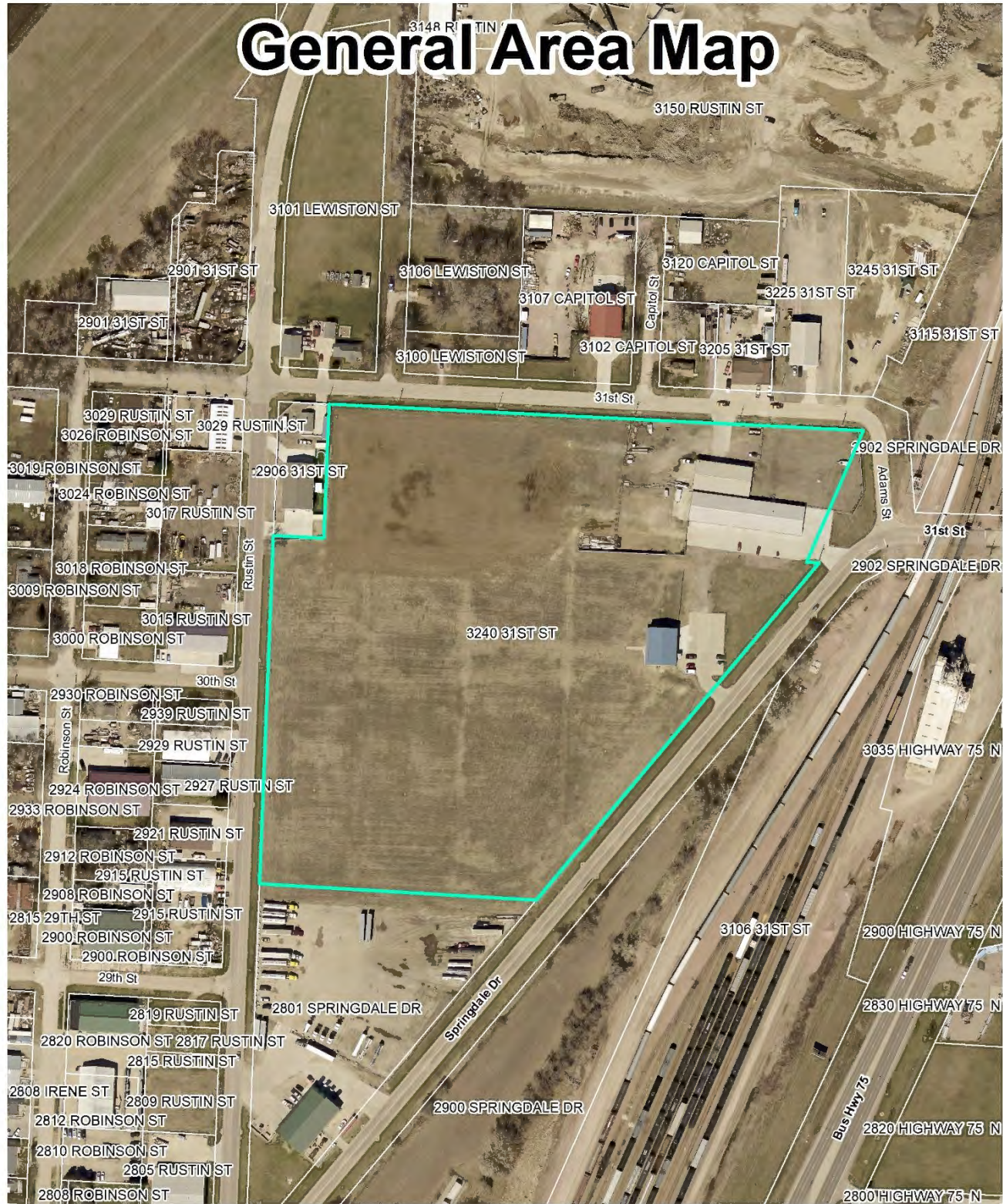
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Your Name: _____ Agenda Date: 4/14/2026

Address: _____ Agenda Item No. : 2026-026

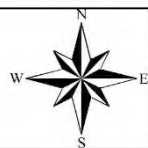
Your Comments Regarding This Item: _____

General Area Map



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PURPOSE OF THIS REQUEST:

Agenda Item 2026-029

The petitioner, Roy Carrell, is requesting a site plan and façade approval for a proposed Motor Vehicle Sales (used) lot at the property located at 5129 Military Road. The proposed project involves the construction of sales lot and an office structure. A general area map and site plan are attached for your review.

Wade Schuldt, MCRP
Planner

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Your Name: _____ Agenda Date: 4/14/2026

Address: _____ Agenda Item No. : 2026-029

Your Comments Regarding This Item: _____

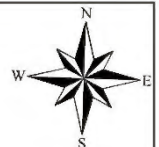
General Area Map

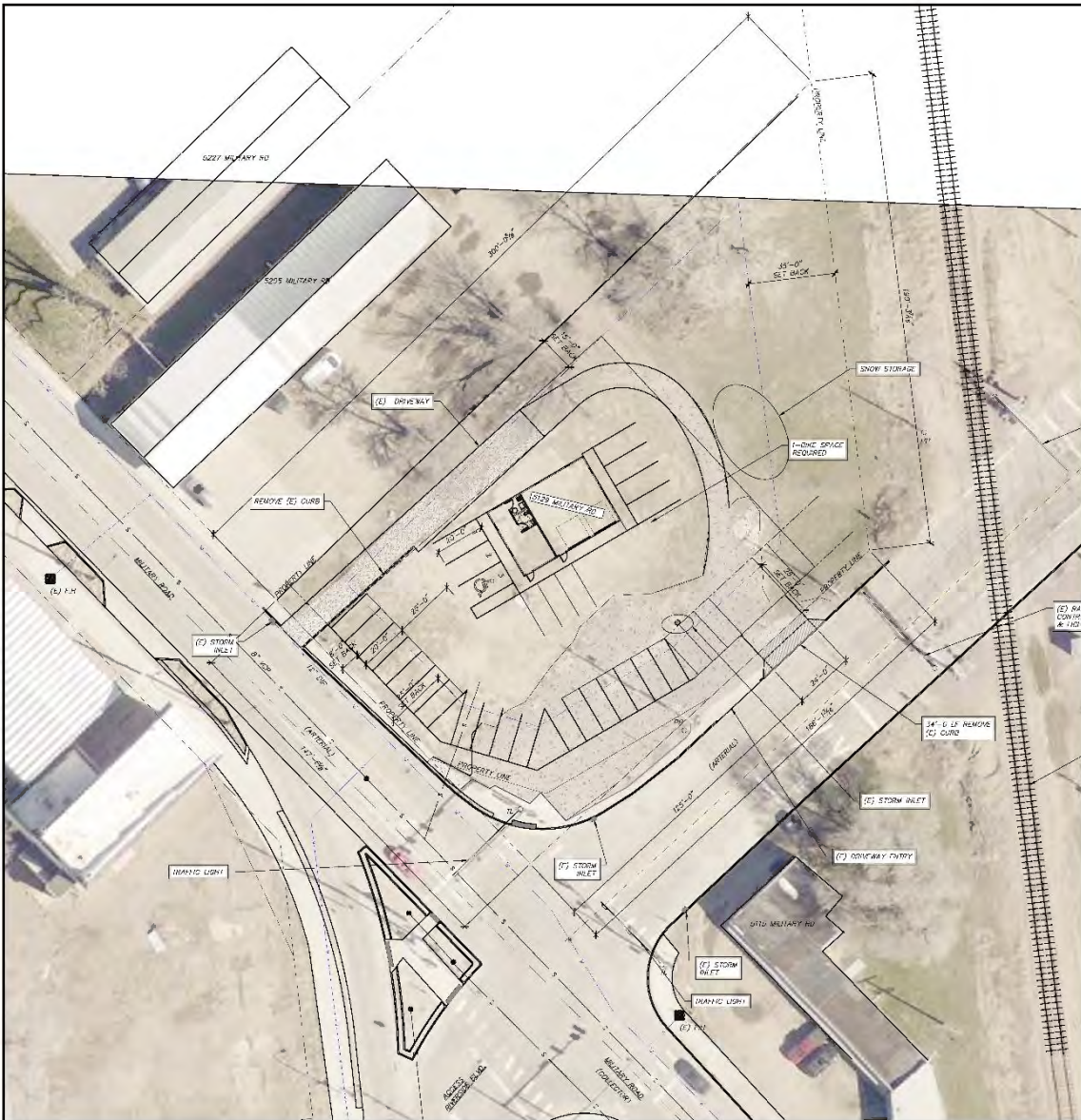


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1. G.D. INTERVIOUS AREA:

G.D. BUILDING AREA:	8,054 SF
CONCRETE:	10,888
TOTAL G.D. INTERVIOUS AREA:	18,942 SF

2. EXISTING IMPERVIOUS AREA:

CLADDING:	1,670 SF
ASPHALT:	4,281
TOTAL (E) IMPERVIOUS AREA:	5,951 SF

3. NEW IMPERVIOUS AREA:

CONCRETE:	17,694 SF
NEW BUILDINGS:	1,330
TOTAL (N) IMPERVIOUS AREA:	19,024 SF

4. G.D. INTERVIOUS AREA:

G.D. BUILDING AREA:	16,412 SF
NEW IMPERVIOUS AREA:	19,024 SF

DC - ZONING

DESCRIPTION	REQUIREMENT	REQUIREMENT	ACTUAL
Maximum Building Height (ft)	15'	15'	15'
Maximum Floor Area Ratio (FAR)	0.250	0.250	0.250
Maximum Building Coverage Ratio (BCR)	0.25	0.25	0.25
Setback	10'	10'	10'
Maximum Lot Area	15,000 sq ft	15,000 sq ft	15,000 sq ft
Maximum Building Volume	40'	40'	40'
Maximum Street Frontage	100'	100'	100'
Signage			
Sign	20'	20'	20'
Signage Sign	15'	15'	15'
Signage Sign	30'	30'	30'
Sign	20'	20'	20'
Kiosk/Signage Structure	20'	20'	20'
Parking Sign Structure	10'	10'	10'
Street Sign	30'	30'	30'

DC-2000 Parking for Commercial Use:

Minimum 100 spaces for 100,000 sq ft of building area and 100 spaces for 100,000 sq ft of building area.

Minimum 100 spaces for 100,000 sq ft of building area and 100 spaces for 100,000 sq ft of building area.

LANDSCAPING REQUIREMENTS

Submittal 25.35.001.1. Parking Lot Landscaping

1. No 2" parking spaces

2. No 2" parking spaces

3. No 2" parking spaces

(R) SIDE ROAD CONTROL ARM & LIGHTS

SNOW STORAGE

1'-0" CURB SPACE REQUIRED

(R) SIDE ROAD CONTROL ARM & LIGHTS

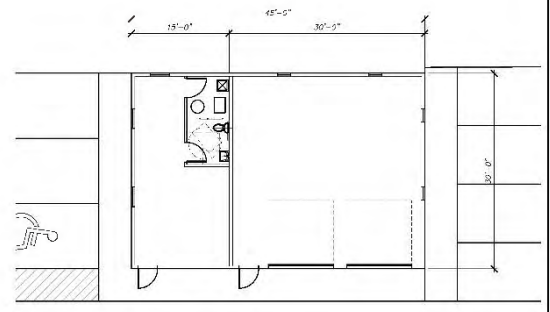
(R) STORM INLET

(R) DRIVEWAY CURB

(R) STORM INLET

(R) STORM INLET

(R) STORM INLET



FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW SITE PLAN
SCALE: 1" = 20'-0"

NO.	DATE	REVISION

RACON CREEK DESIGN INC.
3000 5TH AVE. SUITE 100
DENVER, CO 80202

NEW SITE PLAN
NEW CAR OPEN FOR LOT
5219 MILITARY ROAD
SEASIDE CITY, NEVADA

ROY CARRELL
3411 WEST 51ST AVE. SUITE 100
DENVER, CO 80212

DATE: 03/20/2022
SCALE: 1" = 20'-0"

PROJECT NO: U26-0044
DATE: Mar 26, 2020
SCALE: U26-0044
PROJECT: C2.0



30' x 50' x 12' Metal Garage





**NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT
SIOUX CITY, IOWA**

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PURPOSE OF THIS REQUEST:

Agenda Item, 2026-022

The petitioner, Clarence Gordon, requests a variance pursuant to Municipal Code Subsection 25.03.080.1 to install a carport on the property located at 2310 South Clinton Street. The variance is to reduce the rear yard setback for the installation of the proposed carport. A general area map, site plan, and drawing are attached for your review.

Gabriel Fordjour, AICP
Planner

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Your Name: _____ Agenda Date: 4/14/2026

Address: _____ Agenda Item No. : 2026-022

Your Comments Regarding This Item: _____

General Area Map



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6" from Alley
2' - all around The Carport
Sheds will be gone after Carport Construction
↑
Concrete is 6" + Reinforced

Carport 20' x 20'

50' +

4' deep

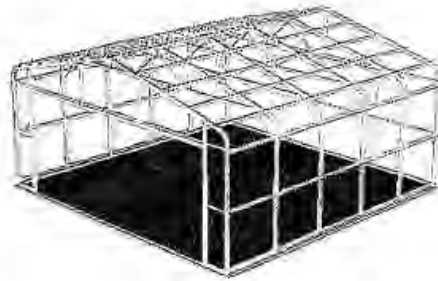
1-800-810-2993

VersaTube User Guide
Summit Garage 20 x 20 x 8
Design ID: 2038109

BURO GORDON
2310 S Clinton St
Sioux City, IA 51106
Order Date: 2025/07/29

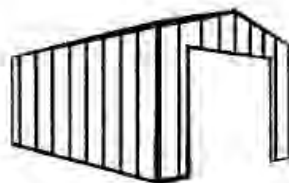
3D MODEL

Show Controls



BUILDING TYPE

Summit



With Side Hat Channel
(Girts)



With Roof Hat Channel
(Purlins)



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PURPOSE OF THIS REQUEST:

Agenda Item, 2026-028

The petitioner, Westland Property Management Development LLC, is requesting a Conditional Use Permit pursuant to Municipal Code Section 25.02.130 of the Municipal Code. The petitioner is requesting to establish a borrow pit on property located at 2538 Cassel Place. The petitioner is proposing to grade the site for future Cassel Place residential development. A general area map and grading plan are enclosed for your review.

Wade Schuldt
Planner

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Your Name: _____ Agenda Date: 4/14/2026

Address: _____ Agenda Item No. : 2026-028

Your Comments Regarding This Item: _____



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Existing Topography

