

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 3, 2014
6:00 PM

Chair: Nick Sershen
Vice Chair: Andi Anderson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, September 3, 2014 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 6:00 P.M.
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

INFORMATIONAL ITEM
CONSENT AGENDA

1. APPROVAL OF AUGUST 6, 2014 MINUTES OF REGULAR MEETING.

2. AUGUST PLATS

3. 2014-08-03: REZONE from I-2 Heavy Industrial District to the Pages 1 - 8 C-2 Commercial/Neighborhood and Streetcar district for allowed forms located at the southwest corner of E. 11th St. and S. Franklin Ave.
Legal Description: Lots 3 & 4, except (H-1 & H-2) of Tract 2 County Auditors Subdivision, Minnehaha County
Staff Diane de Koeyer
Petitioner Raymond Deauville
Recommendation Approval

4. 2014-08-04 : REZONE from the C-2 Commercial/Neighborhood and Pages 9 - 16 Streetcar District to the I-1 Light Industrial District for allowed uses located at 2525 W. 3rd St.
Legal Description: Lot 28 Tract 1, Parkland Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Scott Schmidt
Recommendation Approval

5. 2014-08-09: REZONE from RA-1 Apartment Residential -Low Density to RA-3 Apartment Residential -High Density for allowed forms located at the north of E. Highway 42 and east of S. Six Mile Rd. Pages 17 - 22
Legal Description: Tract 3, Willow Run Addition and A Portion of Tract 1, Willow Run Addition as shown by exhibit, Minnehaha County, as shown by exhibit
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval
6. 2014-08-08: INITIAL DEVELOPMENT PLAN in the S-2, Institutional Planned Unit Development for the Tenth Street Commons campus located at the northeast corner of N. Mable Ave. and E. 10th St. Pages 23 - 30
Legal Description: Lots 1, 2, 3A, 4B and 5A of the Crowley-Business Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval
7. 2014-08-11: INITIAL DEVELOPMENT PLAN in the S-2, Institutional Campus Planned Unit Development for the National Campus Evangelical Lutheran Good Samaritan Society located at 4800 W. 57th St. Pages 31 - 40
Legal Description: Tract A (except Lot H1, H2, & H3) first City Office Park Addition to the City of Sioux Falls, Minnehaha County
Staff Diane de Koeyer
Petitioner Raye Nae Nylander
Recommendation Approval
- CONSENT AGENDA APPROVAL
- REGULAR AGENDA APPROVAL
8. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS. Pages 41 - 42
Staff Jason Bieber
Petitioner City of Sioux Falls - Planning Office
Recommendation Approval
9. 2014-08-02: CONDITIONAL USE PERMIT in RE-3 form to construct an accessory off-site parking lot within 250' of a DD form located at the northwest corner of W. 41st St. and S. Duluth Ave. Pages 43 - 52
Legal Description: Lot 9 in Blk 4 of Roger Mills First Addition, Minnehaha County
Staff Jason Bieber
Petitioner Jim Heine
Recommendation Approval
10. 2014-08-13: CONDITIONAL USE PERMIT in the WM1 form to Pages 53 - 60

allow unpaved parking for operational vehicle storage located at 3900 N. Potsdam Ave.

Legal Description: Lot 2 Blk 1 (except Tract A) Benson Addition, Minnehaha County

Staff Jason Bieber

Petitioner John Englehardt

Recommendation Approval

11. 2014-08-06: CONDITIONAL USE PERMIT in the WM1 form to allow unscreened outdoor storage located at 1001 E. 54th St. Pages 61 - 68

Legal Description: Lot 6 & 12, Block 7 Sioux Empire Development Park One Addition, Minnehaha County

Staff Jason Bieber

Petitioner Ryan Hoffman

Recommendation Approval

12. 2014-08-07: ALTERNATIVE SITE PLAN for an alternative landscape plan to allow unscreened outdoor storage in the WM1 form located at 1001 E. 54th St. Pages 69 - 74

Legal Description: Lot 6 & 12, Block 7 Sioux Empire Development Park One Addition, Minnehaha County

Staff Jason Bieber

Petitioner Ryan Hoffman

Recommendation Approval

13. 2014-08-05: ALTERNATE SITE PLAN to allow a reduction in the required buffer yard for a parking lot located at the southwest corner of S. Cliff Ave. and E. 23rd St. Pages 75 - 82

Legal Description: Lot 9A, 10, 11, 12, and 13, of Belmont Addition, Minnehaha County

Staff Diane de Koeper

Petitioner Ken Geigling

Recommendation Approval

14. 2014-08-14: ALTERNATIVE SITE PLAN to provide and alternative buffer yard located at S. Bahnson Ave. and E. 11th St. Pages 83 - 90

Legal Description: North 33' of vacated 11th St. adjacent and the South 80.25' of Tract 52; North 80.25' and South 160.5' of Tract 51; North 33' of vacated 11th St. adjacent and the South 80.25' of Tract 51 of County Auditor's Subdivision, Minnehaha County

Staff Jason Bieber

Petitioner Wade Behm

Recommendation Approval

15. 2014-08-15: ALTERNATIVE SITE PLAN to provide an alternative buffer yard located at 2802 E. 20th St. Pages 91 - 96

Legal Description: Lot 13 Block 1 Hilltop Heights Addition Minnehaha County

Staff Jason Bieber

Petitioner Wade Behm

Recommendation Approval

ADJOURNMENT