

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 7, 2015
6:00 PM

Chair: nICK sERSHEN
Vice Chair: aNDI aNDERSON
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, January 7, 2015 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 DECEMBER 3, 2014 MINUTES OF REGULAR MEETING.
2. DECEMBER PLATS
3. 2045-2014: REZONE from the AG, Agriculture District to the RS, Single-family Residential - Suburban and the CN, Conservation Districts for allowed forms located at the southwest corner of E. 26th St. and S. Six Mile Rd.
Legal Description: E 1/2 of the NE 1/4, Section 30-101-48, Minnehaha County as shown by exhibit
Staff Jason Bieber
Petitioner Chuck Point
Recommendation Approval
4. 2052-2014: REZONE from the RS, Single-family Residential - Suburban District to the RT-1, Single-family Residential - Traditional District for allowed forms, located at 2024 S. Main Ave.
Legal Description: Lots 10 & 11, Block 5, Pettigrew & Tate's 9th Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Gregory Hintgen
Recommendation Approval

5. 2055-2014: REZONE from the RS, Single-family Residential Pages 15 - 20
 - Suburban District to the RA-1, Apartment Residential - Low
 Density District for allowed forms located at 1624 S. Doodler
 Drive.
 Legal Description: Lot 10, Block 3, Stoney Hollow
 Addition, Minnehaha County
 Staff Jason Bieber
 Petitioner Eric Willadsen
 Recommendation Approval
6. 2057-2014: REZONE from the C-2, Commercial - Neighborhood Pages 21 - 26
 and Streetcar to the C-3,
 Commercial - Community for allowed forms located at 1600 &
 1608 W. Russell Street.
 Legal Description: Lots 4-6 (Ex: east 25'), Lot 16 (Ex:
 east 25'), Lots 17 & 18, Block 55, Airport Addition, Minnehaha
 County
 Staff Jason Bieber
 Petitioner Charles Brennan
 Recommendation Approval
7. 2058-2014: REZONE from the RD-2, Townhouse Residential - Pages 27 - 36
 Suburban to the C-2, Commercial - Neighborhood and Streetcar
 for allowed forms located at 4808 S. Louise Ave.
 Legal Description: Lots 8 & 9, Block 3, Cottonwood
 Heights Addition, Minnehaha County
 Staff Jason Bieber
 Petitioner Raquel Blount
 Recommendation Approval
8. 2056-2014: REZONE from the I-2, Heavy Industrial District Pages 37 - 44
 to the RT-1, Single-family Residential Traditional, REC,
 Recreation & RA-3, Apartment Residential High Density
 Districts for allowed forms located east of N. Cliff Ave. and
 south of the Burlington Northern Railroad Tracks.
 Legal Description: E1/2 Tract 2 (Ex Railroad and N7 St.
 and Ex PEXA Addn.) SE1/4, SW1/4 of 10-101-49 and Lot 7 Block 2
 PEXA Addn. (Drainage Easement) N1/2 VAC ALLEY LYING ADJ TO LOT
 1 BLK 22 & LOT 14 BLK 23 & N6 VAC ALLEY LYING ADJ TO LOT 1
 BLK 23 HIGHLAND ADDN & ABANDONED ICG RR ROW CONTAINED IN NW1/
 4 (EX H-1) 15-101-49, W1/2 TR 2 (EX LOT A) SW1/4, TR 4 NW1/
 4 15-101-49 IN SIOUX FALLS, MINNEHAHA COUNTY as shown by
 exhibit
 Staff Jason Bieber
 Petitioner Ryan Rients
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

9. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE 2013 Pages 45 - 46
 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.

Staff Jason Bieber
Petitioner Planning and Building Services - City of Sioux Falls
Recommendation Approval

- 10. 1960-2014: REZONE from the RD-1, Twinhome/Duplex Residential to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 4805 E. Linden Lane Pages 47 - 52
Legal Description: Lots 1 & 2 7 E 1/2 for Lot 5 (EX S. 54' of Lot 5), Block 1, East Acres Subdivision, Minnehaha County
Staff Diane de Koeyer
Petitioner Jerald Berg
Recommendation Approval

- 11. 1967-2014: REZONE from the RS, Single-family Residential - Suburban & RD-1, Twinhome/Duplex Residential - Suburban to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at 504 & 604 S. Hillview Rd. Pages 53 - 60
Legal Description: Lot 5 & 6, Block 3, East Acres Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Bryant Soberg
Recommendation Approval

- 12. 2060-2014: CONDITIIONAL USE PERMIT for the RE1 form to allow drive-thru facilities or stacking of motor vehicles located at 6501 W. 41st St. Pages 61 - 66
Legal Description: Tract B, Lot 2, Morrow's Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Ryan Tysdal
Recommendation Approval

- 13. 2059-2014: ALTERNATIVE SITE PLAN for the WM1 form to provide an alternative buffer yard located at 8101 W. 12th St. Pages 67 - 72
Legal Description: Beginning at the Northeast Corner of Lot 1, Block 1 of Rocky Ridge II Addition, Minnehaha County
Staff Jason Bieber
Petitioner Dan Aesoph
Recommendation Approval

14. ELECTION OF OFFICERS

NEW BUSINESS

ADJOURNMENT