

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, February 4, 2015
6:00 PM

Chair: ANDI ANDERSON
Vice Chair: STEVE GASPAR
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, February 4, 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 JANUARY 7, 2015 MINUTES OF REGULAR MEETING.

2. JANUARY PLATS

3. 2094-2014: REZONE from the C-2, Commercial - Neighborhood Pages 1 - 6 and Streetcar District to the CN, Conservation District for allowed forms located at the southwest corner of N. Career Ave. and N. Research Drive
Legal Description: Portion of the N 1/2 of the NW 1/4 (EX Lots H-1 - H-4 & EX W 50' & EX SD Tech Business Center Addition & SD Business Tech Park Addition) & SW 1/4 of the NW 1/4 (EX W 50'), Section 12-101-50, City of Sioux Falls, Minnehaha County, SD, as shown by exhibit
Staff Jason Bieber
Petitioner Doug Brockhouse
Recommendation Approval

4. 2144-2015: REZONE from the C-2, Commercial -Neighborhood Pages 7 - 14 and Streetcar District to the Downtown Planned Unit Development for allowed forms located at 901 N. Main Ave.
Legal Description: Lots 10 & 11, Block 25 & Lot 18, Block 26, Brookings and Edmunds Addition, City of Sioux Falls, Minnehaha County, SD.
Staff Diane de Koeyer

Petitioner Jeffery Hazard
Recommendation Approval

5. 2145-2015: REZONE from the C-2, Commercial -Neighborhood Pages 15 - 22
and Streetcar District to the Downtown Planned Unit
Development for allowed forms located at 910 N. Main Ave.
Legal Description: Lots 5-9 & W 1/2 of Lots 10-14 &
Vacated Alley, Block 36, Brookings and Edmunds Addition, City
of Sioux Falls, Minnehaha County, SD.
Staff Diane de Koeyer
Petitioner Jeffery Hazard
Recommendation Approval

6. 2163-2015: REZONE from the RD-1, Twinhome/Duplex Pages 23 - 30
Residential Suburban District to the C-2, Commercial
Neighborhood and Streetcar District for allowed forms located
at 1224 & 1226 E. Rice St.
Legal Description: W 1/2 of the E 2/3, Lots 4-6 (Ex S
7') & E 44' Lots 4-6 (Ex. S 7'), Block 14, Forest Hill
Addition, City of Sioux Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

7. 2164-2015: REZONE from the AG, Agriculture District to Pages 31 - 38
the RA-3, Apartment Residential High Density, S-2,
Institutional Campus Planned Unit Development, C-2, Commercial
Neighborhood and Streetcar and CN, Conservation District for
allowed forms located east of S. Cliff Ave. and north and
south of E. 77th St.
Legal Description: Tract A, Pike Addition, City of Sioux
Falls, Lincoln County, SD, as shown by exhibit.
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

8. 2173-2015: REZONE from the CN, Conservation District to Pages 39 - 46
the O, Office District for allowed forms located at 6009 S.
Minnesota Ave.
Legal Description: Lot 37A (EX H-1), Emerald Acres
Addition, City of Sioux Falls, Lincoln County, SD.
Staff Jason Bieber
Petitioner Sam Assam
Recommendation Approval

9. 2176-2015: REZONE from the C-2, Commercial Neighborhood Pages 47 - 54
and Streetcar District to the O, Office District for allowed
forms located at 3405 S. Cathy Ave.
Legal Description: Tract 1B & Tract 19, Jacomet s
Tracts, City of Sioux Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Paul Reynolds
Recommendation Approval

10. 2180-2015: REZONE from the C-2, Commercial Pages 55 - 60
Neighborhood and Streetcar District to the O, Office District
for allowed forms located south of E. 26th St. and west of S.
Shafer Ave.
Legal Description: Portion of the W 770' of the N 1120'
of the NW 1/4 (EX Tracts 1A & 4A Iverson's Tracts & H-2 &
Copper Creek Addition) Section 30-101-48, City of Sioux
Falls, Minnehaha County, SD, as shown by exhibit.
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 2162-2015: CONDITIONAL USE PERMIT in the RE3 form to Pages 61 - 66
allow a car wash within 250' of DD forms located at 1620 S.
Sycamore Ave.
Legal Description: Tract A, Lot 1, Carriage Villa
Addition, City of Sioux Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Steve Boote
Recommendation Approval
12. 2167-2015: CONDITIONAL USE PERMIT in the UT2 form to Pages 67 - 74
allow a telecommunications tower located at 3510 S. Ralph
Rogers Rd.
Legal Description: Lot 2, Block 1, Lundstrom s 3rd
Addition, City of Sioux Falls, Lincoln County, SD.
Staff Jason Bieber
Petitioner Jimmy Cooper
Recommendation Approval
13. 2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Pages 75 - 84
Campus Addition located east of S. Cliff Ave. and north and
south of E. 77th St.
Legal Description: Tract A, Pike Addition, City of
Sioux Falls, Lincoln County, SD.
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Deferral

NEW BUSINESS

ADJOURNMENT