

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, March 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, March 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 FEBRUARY 4, 2015 MINUTES OF REGULAR MEETING.

2. FEBRUARY PLATS

3. 2223-2015: REZONE from RS, Single Family Residential- Suburban district to the RA-1, Apartment Residential- Low Density district for allowed forms located south of W. 26th St. and west of S. Katie Ave. Pages 1 - 10
Legal Description: Lot A, Tract 1 Rejoice Lutheran Church Addition
Staff Diane de Koeyer
Petitioner Clint Ackerman
Recommendation Approval

4. 2286-2015: REZONE from RT-2, Town Home Residential - Traditional district to RA-1, Apartment Residential Low Density district for allowed forms located at 633 W. 10th St. Pages 11 - 18
Legal Description: Tract 1 of Lots 16, 17, 18, Block 17 of Bennett's First Addition, City of Sioux Falls, Minnehaha County, South Dakota
Staff Jason Bieber
Petitioner Wayne Wagner - Affordable Housing Solutions
Recommendation Approval

5. 2287-2015: REZONE from RD-1, Twin Home/Duplex Residential-Suburban district to RT-1 Single Family Residential- Traditional district for allowed forms located at 3204 S. West Ave. Pages 19 - 24
 Legal Description: Lot 11, Block 20 of Pettingill and Stedman's Addition to the City of Sioux Falls, Minnehaha County
 Staff Diane de Koeyer
 Petitioner Tony Brown
 Recommendation Approval
6. 2292-2015: REZONE from AG, Agriculture district to the RS, Single Family Residential - Suburban, RD-2, Townhome Residential Suburban, RA-2, Apartment Residential- Low Density, and C-2, Commercial-Neighborhood and Streetcar districts for allowed forms located north of E. 41st St. and west of S. Six Mile Rd. Pages 25 - 32
 Legal Description: A portion of the SE 1/4 of Section 30-101-48, City of Sioux Falls, Minnehaha County as shown by exhibit.
 Staff Diane de Koeyer
 Petitioner Chuck Point
 Recommendation Approval
7. 2298-2015: REZONE from the C-2, Commercial- Neighborhood and Streetcar district to the C-3, Commercial- Community district for allowed forms located at the southwest corner of E. 41st St. and S. Sycamore Ave. Pages 33 - 42
 Legal Description: A portion of the NE 1/4, of the NE 1/4, of the NE 1/4 (EX Brady Estates East Addition & EX H-2) Section 35-T101-R49 City of Sioux Falls, Minnehaha County as shown by exhibit.
 Staff Jason Bieber
 Petitioner Jeff Johnson
 Recommendation Approval
8. 2201-2015: PRELIMINARY SUBDIVISION PLAN for STONE POINTE at 57th Addition located south of E. 57th St. and east of S. Lewis Ave. Pages 43 - 52
 Legal Description: To be platted as Lots 1-15, Block 1, Stone Pointe at 57th Addition, City of Sioux Falls, Lincoln County
 Staff Jason Bieber
 Petitioner Kim Buell
 Recommendation Approval
9. 2247-2015: PRELIMINARY SUBDIVISION PLAN for HIDDEN MEADOWS SECOND ADDITION located east of N. Cliff Ave. and north of E. 1st St. Pages 53 - 62
 Legal Description: W 1/2 TR 2 (EX Lot A), SW 1/4 10-101-49 of the City of Sioux Falls, Unplatted. E 1/2 of Tract 2, (EX Railroad & EX Pexa Addition), SE 1/4, SW 1/4 10-101-49 City of Sioux Falls, Unplatted. Tract 1 NW 1/4 10-101-49 City of Sioux Falls, Unplatted. Tract 4 NW 1/4 10-101-49 City of Sioux Falls, Unplatted. N 1/2 Vacant alley lying adjacent to

Lot 1, Block 22 & Lot 14 Block 23 & N5 Vacant alley lying adjacent to Lot 1 Block 23 HIGHLAND ADDITION & abandoned ICG RR Row contained in NW 1/4 (Ex H-1) 15-101-49 City of Sioux Falls, Minnehaha County, South Dakota
Staff Jason Bieber
Petitioner Dave Jibben
Recommendation Approval

10. 2276-2015: PRELIMINARY SUBDIVISION PLAN for COPPER CREEK Pages 63 - 76
ESTATES ADDITITON located at the southwest corner of E. 26th St. and S. Six Mile Rd.
Legal Description: The E 1/2 of the NW 1/4 of Section 30, T101N-R48W of the 5th P.M., (EX Lot H-2) in the E 1/2 of the NE Quarter of Section 30 T101N-R48W of the 5th P.M., City of Sioux Falls, Minnehaha County, South Dakota
Staff Jason Bieber
Petitioner Kim Buell
Recommendation Approval

11. 2288-2015: PRELIMINARY SUBDIVISION PLAN COPPER CREEK Pages 77 - 88
HEIGHTS ADDIDTION located north of E. 41st St. and west of S. Six Mile Rd.
Legal Description: A portion of the SE 1/4 of Section 30-101-48, City of Sioux Falls, Minnehaha County as shown by exhibit.
Staff Jason Bieber
Petitioner Kim Buell
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 2173-2015: REZONE from the CN, Conservation District to Pages 89 - 96
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 Deferral

13. 2243-2015: REZONE from the RT-1, Single-Family Pages 97 - 104
Residential Traditional district to the S-1, General Institutional district for allowed forms, located at 1116 S. 4th Ave.
Legal Description: Lots 1-6, Block 9, Block 10, and Tract 1, County Auditor's Subdivision of Boulevard Addition, City of Sioux Falls, Minnehaha County
Staff Diane de Koeyer
Petitioner Robert Bohm
Recommendation Approval

14. 2302-2015: INITIAL DEVELOPMENT PLAN AMENDMENT for Lake Pages 105 - 116
Lorraine Pedestrian Orientated Planned Unit Development
located east of S. Marion Rd. and north/south of W. 32nd
St.
Legal Description: W. 446.2', Lot 4 (Ex H-1), E.
296.8', Lot 4 (Ex H-1), Lot 5 (Ex E. 1296; & Lot H-1), Lot
6 (Ex. H-1), Sioux Falls Farmstead Resubdivision & Tract 1
(Ex H-1 & H-2), Anderson's Tracts & S1/2 Vacated Jeanne
Drive, lying adjacent to Anderson's Tracts, Section 25,
T101-R50W
Staff Diane de Koeyer
Petitioner Steve Van Buskirk
Recommendation Approval
15. 2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Pages 117 - 126
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
16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR
TAX INCREMENT FINANCE DISTRICT 2014A
Staff Brent O Neil - Community Development
Petitioner Norm Drake
Recommendation Approval
17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 127 - 142
PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2014A
Staff Brent O Neil - Community Development
Petitioner Legacy Development & Consulting Company
Recommendation Approval
18. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE Pages 143 - 180
PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 16
Staff Brent O Neil - Community Development
Petitioner Hidden Meadows LLC
Recommendation Approval

NEW BUSINESS

ADJOURNMENT