

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

Chair: Andi Anderson  
Vice Chair: Steve Gaspar  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, May 6, 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).

CONSENT AGENDA

1. APPROVAL OF APRIL 1, 2015 MINUTES OF REGULAR MEETING.
2. APRIL PLATS

CONSENT AGENDA APPROVAL

3. 2386-2015: REZONE from the RS, Single-Family Residential - Pages 1 - 6  
Suburban District to the RT-1, Single-Family Residential -  
Traditional District for allowed forms located at 520 S. Elmwood  
Ave.  
Legal Description: Lot 6, Block 10, Beverly Gardens  
Addition, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Wayne Wagner  
Recommendation Approval
4. 2387-2015: REZONE from the RS, Single-Family Residential - Pages 7 - 12  
Suburban District to the RT-1, Single-Family Residential -  
Traditional District for allowed forms located at 517 S.  
Elmwood Ave.  
Legal Description: Lot 22, Block 10, Beverly Gardens  
Addition, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Wayne Wagner

Recommendation Approval

5. 2388-2015: REZONE from the RS, Single-Family Residential Pages 13 - 18  
- Suburban District to the RT-1, Single-Family Residential -  
Traditional District for allowed forms located at 402 S.  
Highland Ave.  
Legal Description: Lot 11, Block 13, Dunning and  
Wagner s Addition to East Sioux Falls, City of Sioux Falls,  
Minnehaha County  
Staff Jason Bieber  
Petitioner Wayne Wagner  
Recommendation Approval
  
6. 2426-2015: REZONE from the I-2, Heavy Industrial District Pages 19 - 26  
to the I-1, Light Industrial District for allowed forms  
located at 824 E. Rice St.  
Legal Description: Lot 3, Tract B, Block 29, Central  
Addition, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Thanh Mai  
Recommendation Approval
  
7. 2490-2015: REZONE from the RS, Single-Family Residential Pages 27 - 34  
- Suburban District to the RD-2, Townhome Residential -  
Suburban District for allowed forms located at the southeast  
corner of E. 61st St. and S. Sycamore Ave.  
Legal Description: Portion of the NW 1/4 of the SW 1/4  
(EX: Tract 2A of Leubecher's Addition in SW 1/4) and SW 1/4 of  
the SW 1/4 (EX: Tract 1 of Leubecher's Addition in SW 1/4)  
Section 8-T100-49, as shown by exhibit, City of Sioux Falls,  
Lincoln County  
Staff Jason Bieber  
Petitioner Chuck Point  
Recommendation Approval
  
8. 2518-2015: REZONE from the RA-2, Apartment Residential - Pages 35 - 42  
Moderate Density and CN, Conservation Districts to the RA-1,  
Apartment Residential Low Density and CN, Conservation  
District for allowed forms located at the northwest corner of  
W. 69th St. and S. Kerry Ave.  
Legal Description: S 1/2 of the SW 1/4 (EX: Culbert  
Addition & Candlelight Acres II) & Tract 3 Candlelight Acres  
II Addition, Section 12-100T-51W as shown by exhibit, City of  
Sioux Falls, Lincoln County  
Staff Jason Bieber  
Petitioner Nick VanOverschelde  
Recommendation Approval
  
9. 2540-2015: REZONE from the AG, Agriculture District to Pages 43 - 50  
the RD-1, Twin Home/Duplex Residential - Suburban District for  
allowed forms located at 8201 & 8301 W. 48th St.  
Legal Description: Tracts 13 and 14, Burkey Tracts, City  
of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Steve Shaykett

Recommendation Approval

10. 2555-2015: REZONE from the RD-1, Twin Home/Duplex Residential and LW, Live/Work Districts to the RA-3, Apartment Residential - High Density for a allowed forms located at 4709 E. 6th St. Pages 51 - 60  
Legal Description: Lot 2B, Block 1, Washington Crossing Addition, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Terry Veldhouse  
Recommendation Approval
11. 2563-2015: REZONE from the REC, Recreation Conservation, RT-1, Single-family Residential - Traditional, RA-3, Apartment Residential - High Density to the REC, Recreation Conservation, RT-1, Single-family Residential - Traditional, RA-3, Apartment Residential - High Density for allowed forms located east of N. Cliff Ave. and South of the Burlington Northern Railroad Tracks Pages 61 - 68  
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
12. 2538-2015: PRELIMINARY SUBDIVISION PLAN for Charis Corner located at the northwest corner of S. Minnesota Ave. and W. 85th St. Pages 69 - 78  
Legal Description: Tract 5, Fischenich Addition, City of Sioux Falls, Lincoln County  
Staff Jason Bieber  
Petitioner Eric Willadsen  
Recommendation Approval

REGULAR AGENDA APPROVAL

13. 2502-2015: CONDITIONAL USE PERMIT to allow an Elementary School not located on an arterial or collector street located at 3800 E. 15th St. Pages 79 - 84  
Legal Description: Lots 1-6 & 21-23, Block 10, Grandview Park Addition, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Paul Dejong  
Recommendation Approval
14. 2481-2015: CONDITIONAL USE PERMIT to allow accessory off-site parking within 250' of DD or AD forms located at 633 Pages 85 - 92

W. 10th St.

Legal Description: Tract 1 of 16-18, Block 17,  
Bennett's First Addition, City of Sioux Falls, Minnehaha  
County

Staff Jason Bieber

Petitioner Wayne Wagner

Recommendation Approval

15. 2482-2015: ALTERNATIVE SITE PLAN for a common open Pages 93 - 100  
space alternative plan located at 633 W. 11th St.

Legal Description: Tract 1 of 16-18, Block 17,  
Bennett's First Addition, City of Sioux Falls, Minnehaha  
County

Staff Jason Bieber

Petitioner Wayne Wagner

Recommendation Approval

16. 2458-2015: ALTERNATIVE SITE PLAN to provide an Pages 101 - 108  
alternative buffer yard located at the southwest corner of  
E. 41st St. and S. Sycamore Ave.

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

Staff Jason Bieber

Petitioner Matt Sherwood

Recommendation Approval

NEW BUSINESS

ADJOURNMENT