

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, July 1, 2015  
6:00 PM

Chair: Andi Anderson  
Vice Chair: Steve Gaspar  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, July 1, 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 JUNE 3, 2015 MINUTES OF REGULAR MEETING.
  
2. JUNE PLATS
  
3. 2859-2015: REZONE from the O, Office District to the C-2, Pages 1 - 10  
Commercial - Neighborhood and Streetcar District for allowed forms located at the northeast corner of W. 26th St. and S. St. Michaels Cir.  
Legal Description: Portion of Lot 3, Tract 1, St. Michael's Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Paul Reynolds  
Recommendation Approval
  
4. 2875-2015: REZONE from the RS, Single-Family Residential Pages 11 - 18  
- Suburban District to the RD-1, Twin Home/Duplex Residential  
- Suburban District for allowed forms located east of S. Louise Ave. and south of W. 77th St.  
Legal Description: Portion of Tract A, Prairie View Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Premiere Builders  
Recommendation Approval

5. 2888-2015: REZONE from the C-3, Commercial - Community Pages 19 - 24  
District to the S-1, General Institutional District for  
allowed forms located at 5200 W. Lakeshore Blvd.  
Legal Description: Lot 5, Lorraine Towne Center  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Larry Crane  
Recommendation Approval
  
6. 2889-2015: REZONE from the AG, Agriculture district to Pages 25 - 32  
the RA-2, Apartment Residential Moderate Density district  
for allowed forms located at the northwest corner of W. 26th  
St. and S. Katie Ave.  
Legal Description: Tract 1 (Ex Block 1, Lot 1) Talsma  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Ryan Rients  
Recommendation Approval
  
7. 2894-2015: REZONE from the RS, Single-Family Residential Pages 33 - 40  
Suburban district to the RD-1, Twin Home/Duplex Residential  
Suburban and RD-2, Townhome Residential Suburban districts  
for allowed forms located east of S. Southeastern Ave. and  
south of E. Chatham St.  
Legal Description: Portion of Tract 2, Six Hayes  
Addition, Government Lot 6 and Tract 3 of Hayes Addition (EX  
Lot P-1 and Whispering Woods South Addition) as shown by  
exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Brady Hyde  
Recommendation Approval
  
8. 2895-2015: REZONE from the AG, Agriculture and CN, Pages 41 - 48  
Conservation districts to the I-2, Heavy Industrial and CN,  
Conservation districts for allowed forms located south of E.  
Benson Rd. and east of I-229.  
Legal Description: Portion of S % (Ex H-1, H-2, H-3) of  
Section 2, T101N, R49W as shown by exhibit, City of Sioux  
Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Tom Sweetman  
Recommendation Approval
  
9. 2929-2015: REZONE from the RS, Single-Family Residential Pages 49 - 52  
Suburban District to the O, Office District for allowed  
forms located at 800 & 900 E. I-90 Ln.  
Legal Description: Tracts 5 & 6, I-90 Place Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval
  
10. 2930-2015: REZONE from the C-3, Commercial Community Pages 53 - 56

District to the I-1, Light Industrial District for allowed forms located at 3521 S. Norton Ave.  
Legal Description: South %, Block 1, Freed s Addition, City of Sioux Falls, Minnehaha County, South Dakota  
Staff Jason Bieber  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval

11. 2931-2015: REZONE from the C-2, Commercial Pages 57 - 60  
Neighborhood and Streetcar District to the C-3, Commercial Community District for allowed forms located at the southeast corner of W. 57th St. and S. Marion Rd.  
Legal Description: Tract 1, Taylor Heights Addition, City of Sioux Falls, Lincoln County, South Dakota  
Staff Jason Bieber  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval
12. 2932-2015: REZONE from the RD-1, Twin Home/Duplex Pages 61 - 64  
Residential Suburban District to the RT-2, Townhome Residential Traditional District for allowed forms located at 2900 S. Walts Ave.  
Legal Description: Lot 20, Block 2, South Sioux Subdivision, City of Sioux Falls, Minnehaha County, South Dakota  
Staff Jason Bieber  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval
13. 2933-2015: REZONE from the REC, Recreation District to Pages 65 - 68  
the I-1, Light Industrial District for allowed forms located at 5311 N. 6th Ave.  
Legal Description: Portion of the SW ... (EX H-1), Section 28, T102-R49W as shown by exhibit, City of Sioux Falls, Minnehaha County, South Dakota  
Staff Jason Bieber  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

14. 2924-2015: INITIAL DEVELOPMENT PLAN for the Downtown Pages 69 - 76  
Planned Unit Development located north of E. 14th St., east of S. Minnesota Ave., west of S. 3rd Ave. and N. Weber Ave., south of E. 6th St.  
Legal Description: Portion of Section 16 & a portion of the N % of Section 21 all in T101-R49W as shown by exhibit, City of Sioux Falls, Minnehaha County, South Dakota  
Staff Diane deKoeper  
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department  
Recommendation Approval

15. Update City of Sioux Falls Planning Commission Bylaws Pages 77 - 86

NEW BUSINESS

ADJOURNMENT