

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, March 2, 2016
6:00 PM

Chair: Andi Anderson
Vice Chair: Steve Gaspar
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, March 2, 2016 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 FEBRUARY 3, 2016 MINUTES OF REGULAR MEETING.

2. FEBRUARY PLATS

3. 4039-2016: REZONE from the RS, Single-Family Residential District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at the northeast of S. Sherman Ave. and E. 22nd St. Pages 1 - 8
Legal Description: Block 11 (Ex Lots 1 & 2), Spicer's 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Daniel Nichols
Recommendation Approval

4. 4173-2016: REZONE from the AG, Agriculture District to the CN, Conservation, C-2, Commercial, Neighborhood and Streetcar & I-2, Heavy Industrial Districts for allowed forms located east of N. Marion Rd. and north of I-90. Pages 9 - 18
Legal Description: Portion of Section 24, T102N-R50W, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Slater Barr
Recommendation Approval

5. 4144-2016: REZONE from the AG, Agriculture District to Pages 19 - 24 the RS, Single-Family Residential - Suburban District for allowed forms located at 605 N. La Mesa Ave.
Legal Description: Tract 1, Mlady's Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Gary Harr
Recommendation Approval

6. 4159-2016: REZONE from the RS, Single-Family Residential Pages 25 - 32 Suburban District to the RA-1, Apartment Residential Low Density District for allowed forms located at 120 N. Sycamore Ave.
Legal Description: Block 1, Ludens Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Mike Schultz
Recommendation Approval

7. 4179-2016: REZONE from the I-1, Light Industrial District Pages 33 - 38 to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms at the northwest corner of N. Terry Ave. and W. Madison St.
Legal Description: Portion of the west 1/2 of the SW 1/4 (Ex Lot H-2), Section 12, T101-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Doug Brockhouse
Recommendation Approval

8. 4183-2016: REZONE from the RS, Single-Family Residential Pages 39 - 44 - Suburban and CN, Conservation Districts to the RS, Single-Family Residential - Suburban and 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, T101-R48, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Chuck Point
Recommendation Approval

9. 4184-2016: REZONE from the I-1, Light Industrial District Pages 45 - 56 to the C-3, Commercial Community District located at 5100 W. 12th St.
Legal Description: Lot 1, P & J Enterprises Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Chad Radel
Recommendation Approval

10. 3679-2015: PRELIMINARY SUBDIVISION PLAN for Ackerson s Pages 57 - 68 Addition located east of S. Minnesota Ave. and south of E. 85th St.
Legal Description: Tract 2A & Tract 4, NW ... of Section

23, Township 100N, Range 50W, Akerson s Addition, City of
Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Steve VanBuskirk
Recommendation Approval

11. 4181-2016: INTIAL DEVELOPMENT PLAN for the University Hills Village and Pedestrian Orientated Planned Unit Development located at the northwest corner of N. Marion Rd. and W. 60th St. N. Pages 69 - 86
Legal Description: Portion of the NE 1/4 & University Hills Addition, Section 35, T102-R50W, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeuyer
Petitioner Jarrod Smart
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 4172-2016: REZONE from the RR, Rural Residential District to the RS, Single-Family Residential - Suburban District for allowed forms located at 2809 S. Jonathon Lane Pages 87 - 98
Legal Description: Lot 23, Old Orchard Place Tracts, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Russell Calmus
Recommendation Approval

13. 4130-2016: CONDITIONAL USE PERMIT in the RE3 Form to allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 2300 S. Minnesota Ave. Pages 99 - 104
Legal Description: Lots 1-4 & Lots 23-26, Block 1, Costello's Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Cole Benne
Recommendation Approval

14. 4137-2016: CONDITIONAL USE PERMIT in the RE3 Form to allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 1912 W. 41st St., Suite A. Pages 105 - 110
Legal Description: Suite, A of the N 1/2 and Vacated 40th St. and Lots 7-12 (Ex H-1), Block 15, Pettingill and Steadmans Addition
Staff Jason Bieber
Petitioner Bryant Soberg
Recommendation Approval

15. 4148-2016: CONDITIONAL USE PERMIT in the RE3 Form to Pages 111 - 118

allow an on-sale alcoholic beverage establishment with 500' feet of a sensitive land use located at 5115 E. Arrowhead Prky.

Legal Description: Lots 1A, West 35' of Lot 2 & All Lot 3-6, Block 3, East Acres Subdivision and Lot 1A & 2A, Block 1A, Hush Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber
Petitioner Bryant Soberg
Recommendation Approval

16. 4150-2016: CONDITIONAL USE PERMIT in the DD3 Form to Pages 119 - 124
allow a family daycare located at 732 W. 8th St.

Legal Description: West 90' of Lots 10-12 & East 24' of the South 20' of Lot 13, Block 23, Bennett's 1st Addition, City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeper
Petitioner Lucille Frazier
Recommendation Approval

17. 3923-2015: ALTERNATIVE SITE PLAN for an alternative Pages 125 - 132
landscape plan to allow the required front yard trees outside the front yard setback located at the northeast corner of E. 57th St. and S. Hosta Ave.

Legal Description: Tract 1, Brooks Crossing Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

18. 4128-2016: PRELIMINARY SUBDIVISION PLAN for Foundation Pages 133 - 142
Park Addition located east of N. Marion Rd. and north of I-90.

Legal Description: Portion of Section 24, T102N-R50W, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber
Petitioner Paul Korn
Recommendation Deferral

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 143 - 144
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.

Staff Jason Bieber
Petitioner Jeff Schmitt
Recommendation Approval

NEW BUSINESS

ADJOURNMENT