

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

Chair: Steve Gaspar  
Vice Chair: Kurt Johnson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, April 6, 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 MARCH 3, 2016 MINUTES OF REGULAR MEETING.
2. MARCH PLATS
3. 2884-2015: REZONE from the CN, Conservation District to the C-4, Commercial Regional District for allowed forms located at 2010 W. Russell St. Pages 1 - 10  
Legal Description: Portion of the NW ... of the SE ..., Section 7-T101N-R49W and the W % of vacated Elmwood Ave. lying adjacent to and a part of Tract 2, and the west % of vacated Elmwood Ave. lying adjacent to and a part of Lot 3, of Tract 1 and Lots 1 & 2 of Tract 1, (Ex: lot H-1), City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Dustin Powers - City of Sioux Falls  
Recommendation Approval
4. 4160-2016: REZONE from the RD-1, Twinhome/Duplex Residential - Suburban District to the RD-2, Townhome Residential - Suburban District for allowed forms located at the southeast corner of E. 41st St. and future S. Linedrive Ave. Pages 11 - 18  
Legal Description: Outlot D, Diamond Field Estates Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Richard Brake  
Recommendation Approval

5. 4192-2016: REZONE from the AG, Agriculture and CN, Pages 19 - 26  
Conservation Districts to the I-2, Heavy Industrial and CN,  
Conservation Districts for allowed forms located east of I-229  
and south of E. Benson Rd.  
Legal Description: Portion of the S ½ (Ex. H-1, H-2, H-3),  
Section 2, T101-R49, as shown by exhibit, City of Sioux  
Falls, Minnehaha County, SD.  
Staff Jason Bieber  
Petitioner Tom Sweetman  
Recommendation Approval
6. 4231-2016: REZONE from the RT-1, Single-Family Pages 27 - 34  
Residential-Suburban District to the I-1, Light Industrial  
District for allowed forms located East of N. Dakota Ave. and  
South of W. Walnut Street  
Legal Description: Lots 21, 22, & 23, Block 17, Summit  
Addition, Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Mark Meierhenry  
Recommendation Approval
7. 4278-2016: REZONE from the RS, Single-Family Residential Pages 35 - 42  
- Suburban District to the RT-1, Single-Family Residential -  
Traditional District for allowed forms located 525 S. Holly  
Ave.  
Legal Description: Lot 7, Block 5, Residence Park  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Lynn Keller Forbes  
Recommendation Approval
8. 4301-2016: REZONE from RD-1, Twin Home/Duplex Residential Pages 43 - 48  
- Suburban District to RT-1, Single-Family Residential -  
Traditional District for allowed forms located at 1800 E.  
Mulberry St.  
Legal Description: Lot 7, Block 26 Sherman's North  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Gary Van Regenmorter  
Recommendation Approval
9. 4308-2016: REZONE from C-2, Commercial - Neighborhood and Pages 49 - 56  
Streetcar District to the C-3, Commercial - Community District  
for allowed forms located at 621 W. Russell St.  
Legal Description: Lots 1, 2, 3 & Lot 8, Block 5 Airport  
2nd Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Lyle Dabbert  
Recommendation Approval
10. 4329-2016: REZONE from RD-1, Twin Home/Duplex - Suburban Pages 57 - 66  
and RS, Single-Family Residential - Suburban Districts to I-  
1, Light Industrial and CN, Conservation Districts allowed

forms located at 1304 and 1305 N. Cleveland Ave.

Legal Description: Lot 1 Phelan Addition & a portion of Tract 2 of the County Auditor s Sub of the NW 1/4 of Section 11, T101N, R49W, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber  
Petitioner Kurt Loudenback

Recommendation Approval

11. 4331-2016: REZONE from the AG, Agriculture 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 67 - 74

Legal Description: Tract 1 (EX Lot A) Rejoice Lutheran Church Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber  
Petitioner Kelly Nielson

Recommendation Approval

12. 4332-2016: REZONE from the AG, Agriculture District to the RS, Single-Family Residential Suburban District for allowed forms located at 7900 S. Brande Ave. Pages 75 - 80

Legal Description: Tract 6, Pinewood Addition, City of Sioux Falls, Lincoln County, SD

Staff Jason Bieber  
Petitioner Kelly Nielson

Recommendation Approval

13. 4339-2016: REZONE from the I-1, Light Industrial District to the RA-3, Apartment Residential High Density District for allowed forms located 3700 & 3800 W. Tickman St. Pages 81 - 92

Legal Description: Portion of Lot B and All of Lot C, Tract 1, Tickman Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber  
Petitioner Jim Dunham

Recommendation Approval

14. 4344-2016: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 515 S. Conklin Ave. Pages 93 - 100

Legal Description: E 66 of the S 22 of Lot 6 & E 66 of Lot 7 & Lot 8, Block 4, Scott & Dunning s Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber  
Petitioner Yvonne Beyer

Recommendation Approval

15. 4269-2016: INITIAL DEVELOPMENT PLAN for University of Sioux Falls Campus located at 1101 W 22nd St. Pages 101 - 110

Legal Description: Vac STS lying adjacent (EX University of SF Addition) & TRS 3-5 University of SF Addition & Block 37 & Block 44 University Sub & Dakota Collegiate Inst & Tract 1 & Lots 1-3 Co Aud Sub & TRS 2, 3, 4 & 5 & N95 E 1/2 BK 53 & N64 NW 1/4 BK 53 & BK 54 Ellis Sub & 55 & BK 58 Hollister s S College Addition City of Sioux Falls, Minnehaha County, SD

Staff Diane de Koeyer  
Petitioner Stacey McMahon  
Recommendation Approval

16. 4305-2016: INITIAL DEVELOPMENT PLAN for Augustana Pages 111 - 118  
University campus located at 2001 S. Summit Ave.  
Legal Description: (Ex H Lots) E 1/2 VAC alley lying  
adjacent to Lot 9, Dennis Sub Block 24 & VAC Walts Ave &  
VAC Menlo Ave lying adjacent & VAC portion of W 28th St.  
lying adjacent & Hi-Rise Dormitory Tract 1, PT Blocks 21 &  
22 & All blocks 9, 10, 21, 23 & 24, & Dennis Sub Lots 1-9,  
Block 24 University Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff Diane de Koeyer  
Petitioner Frank Hughes  
Recommendation Approval

17. 2893-2015: PRELIMINARY SUBDIVISION PLAN for Wexford Pages 119 - 130  
Addition located at the southeast corner of E. Benson Rd.  
and I-29.  
Legal Description: NW ... of the S % (Ex. H-1, H-2, H-  
3), Section 2, T101-R49  
Staff Jason Bieber  
Petitioner Tom Sweetman  
Recommendation Approval

18. 4332-2016: PRELIMINARY SUBDIVISION PLAN for Diamond Pages 131 - 140  
Field Estates 3rd Addition located east of S. Veterans  
Parkway and south of E. 41st St.  
Legal Description: Outlot D, Diamond Field Estates  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Richard Brake  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

19. 4172-2016: REZONE from the RR, Rural Residential Pages 141 - 150  
District to the RS, Single-Family Residential - Suburban  
District for allowed forms located at 2809 S. Jonathon Lane  
Legal Description: Lot 23, Old Orchard Place Tracts,  
City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Russell Calmus  
Recommendation Approval

20. 4180-2016: REZONE from the RS, Single-Family Pages 151 - 164  
Residential - Suburban District to the RT-1, Single-Family  
Residential - Traditional District for allowed forms  
located at 2309 S. Elmwood Ave.  
Legal Description: Lot 14, Block 2, West Park  
Estates, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber

Petitioner Ron and Lori Krenz  
Recommendation Approval

21. 3262-2015:           CONDITONAL USE PERMIT in the UT2 form to           Pages 165 - 174  
allow a telecommunications tower located at 2409 S. Shirley  
Ave.  
Legal Description:       Lot 2, Century Theatre Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff                   Diane de Koeyer  
Petitioner           Curt Walter  
Recommendation Approval
22. 4153-2016:           CONDITIONAL USE PERMIT in the DD2 Form to           Pages 175 - 180  
allow a family daycare located at 1315 W. 31st St.  
Legal Description:       West 22' of Lots 1-3 & East 36.5'  
of Lots 13-16, Block 24, Gerrish & Lord's Addition, City of  
Sioux Falls, Minnehaha County, SD  
Staff                   Diane de Koeyer  
Petitioner           Tammy Durham  
Recommendation Approval
23. 4299-2016:           CONDITIONAL USE for on-sale alcohol within           Pages 181 - 186  
500' of a sensitive use located at 6401 S. Minnesota Ave.  
Legal Description:       Lots 4 & 5 (Ex Tract A, Block 8)  
SF- Prairie Meadows 2nd Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff                   Jason Bieber  
Petitioner           Maria Cade  
Recommendation Approval
24. 4337-2016:           CONDITIONAL USE PERMIT for an on-sale           Pages 187 - 192  
alcoholic beverage establishment with 500' of a sensitive  
land use located at 2121 E. 10th St.  
Legal Description:       Lots 1-16 (EX the N. 10' of Lots 1  
and 16), Block 3, Lewis Heights Addition, City of Sioux  
Falls, Minnehaha County, SD  
Staff                   Jason Bieber  
Petitioner           Brian Deatz  
Recommendation Approval
25. 3923-2015:           ALTERNATIVE SITE PLAN for an alternative           Pages 193 - 200  
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
26. 4373-2016:           INTIAL DEVELOPMENT PLAN AMENDMENT for the           Pages 201 - 208  
University Hills Pedestrian Orientated Planned Unit  
Development and Village Planned Unit Development located at  
the northwest corner of W. 60th St. N. and N. Marion Rd.

Legal Description: S 134.99 NE ... (Ex E 50 Marion Rd.  
ROW & Ex H Lots & University Hills Addition) 35-102-50  
Sioux Falls City unplatted, City of Sioux Falls, Minnehaha  
County, SD  
Staff Diane de Koeyer  
Petitioner Jarrod Smart  
Recommendation Approval

27. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 209 - 210  
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX  
FALLS.

Staff Shawna Goldammer  
Petitioner Jeff Schmitt  
Recommendation Approval

NEW BUSINESS

PLANNING COMMISSIONER RECOGNITION OF SERVICE

ADJOURNMENT