

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, June 1, 2016
6:00 PM

Chair: Steve Gaspar
Vice Chair: Kurt Johnson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, June 1, 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 MAY 4, 2016 MINUTES OF REGULAR MEETING.

2. MAY PLATS

3. 4340-2016: REZONE from the AG, Agriculture District to the Pages 1 - 10 CN, Conservation, RA-1, Apartment Residential Low Density, RA-3, Apartment Residential High Density, LW, Live/Work & C-2, Commercial Neighborhood & Streetcar Districts for allowed forms located at the northwest corner of E. 69th St. and S. Sycamore Ave.

Legal Description: A portion of the SE ... of the SE ..., Section 7 T100-49 (Except Lots 1, 2 and A of Leubecher s Addition) as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

4. 4419-2016: REZONE from the LW, Live/Work District to the Pages 11 - 20 C-3, Commercial - Community District for allowed forms located south of W. 57th St., west of S. Louise Ave. and east of S. Rolling Green Ave.

Legal Description: Rolling Hills Subdivision, E 1/2 (Except Lot H-1 & part sold) -158, City of Sioux Falls, Lincoln County, SD

Staff Jason Bieber
Petitioner John Englehardt

Recommendation Approval

5. 4459-2016: REZONE from the LW, Live/Work district to the C-3, Commercial - Community District for allowed forms located at southeast corner of W. 57th St. and east of S. Rolling Green Ave. Pages 21 - 28
Legal Description: Tract A, Government Lot 2 (EX h-1), UNP 8-100-50, Sioux Falls, Lincoln County, SD. W 103.85', S 208.7', W 449.5', N 450.4' Government Lot 2, UNP 8-100-50, Lincoln County, SD. E 103.85', S 208.7', W 449.5', N 450.4', Government Lot 2, UNP 8-100-50, Lincoln County, SD. A portion of the E 1/2 (Ex Lots H-1, H-2 & Ex All other platted parts) In Rolling Hills Subdivision as shown by exhibit, Lincoln County, Sioux Falls, SD
Staff Jason Bieber
Petitioner Reggie Kuipers
Recommendation Approval
6. 4635-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the RT-1, Single Family Residential - Traditional District for allowed forms located at 301 S. St. Paul Ave. Pages 29 - 36
Legal Description: Lot 1 and the North 11 feet of Lot 2, Block 6, Lewis heights Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Wayne Wagner
Recommendation Approval
7. 4637-2016: REZONE from the RS, Single Family Residential - Suburban and RD-1, Twin Home/ Duplex Residential - Suburban District to the RS, Single Family Residential - Suburban and RD-1, Twin Home/ Duplex Residential - Suburban District for allowed forms located at east of S. Southeastern Ave., south of E. 57th St. and west of S. Graystone Ave. Pages 37 - 44
Legal Description: Lots 8-16, Block 18, Lot 10 & 16, Block 20, Lot 7-11, Block 21, Lots 1-5, Block 22, Whispering Woods Addition and a portion of Section 7-T100N-R49, as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Brady Hyde
Recommendation Approval
8. 4661-2016: REZONE from the C-2, Commercial - Neighborhood and Streetcar District to the RA-2, Apartment Residential - Moderate Density for forms located at 2601 E. 8th St. Pages 45 - 52
Legal Description: N 1/2 Vac 9th St & W 1/2 Vac Blaine Ave. lying adjacent & Lots 1 to Lot 8, Block 15 Eastwood Addition, N. 96.5 of Vac 9th St. and E. % Vac. Blaine Ave. lying adjacent and W. 96.5 of Lots 9-12, Block 16 of Eastwood Addition, to City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Erica Beck
Recommendation Approval

9. 4665-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 1217 E. Rice St. Pages 53 - 60
Legal Description: (Ex: N 7' St) Lot 12, Block 1, Mostrum's 1st Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Dean Wilson
Recommendation Approval

10. 4693-2016: REZONE from the AG, Agriculture District to the RR, Single-Family Residential Rural District for allowed forms located south of W. 69th St. and west of S. Beal Ave. Pages 61 - 66
Legal Description: Portion of Brandt s Addition, Tract 2, NE ..., of the NW ... 17-100-50 as shown by exhibit, City of Sioux Falls, Lincoln County, SD.
Staff Jason Bieber
Petitioner Doug Johnson
Recommendation Approval

11. 4409-2016: PRELIMINARY SUBDIVISION PLAN for Phase I of Whisper Ridge Addition located at north of E. 69th St. and west of S. Sycamore Ave. Pages 67 - 76
Legal Description: SE 1/4 of the SE 1/4 (Except Leubcher Lots 1, 1A, 2 and 2A) section 7-100-49, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 4607-2016: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the C-3, Commercial Community District for allowed forms located north of W. 26th St and east of S. St. Michaels Cr. Pages 77 - 88
Legal Description: Lot 4, Tract 1, St. Michael s Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeper
Petitioner Paul Reynolds
Recommendation Approval

13. 4677-2016 REZONE from the AG, Agriculture District to the RA-2, Apartment Residential - Moderate Density and RA-1, Apartment Residential - Light Density Districts for allowed forms located at 600 N. Bahnson Ave. Pages 89 - 96
Legal Description: Lot 4, Lacey's Homestead Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeper

Petitioner Erica Beck
Recommendation Approval

14. 4554-2016: CONDITIONAL USE for on sale alcohol within Pages 97 - 102
500' of a sensitive land use located at 410 W. 18th St.
Legal Description: Lot 11A, Block 9, Lewis Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Patrick Saylor
Recommendation Approval

15. 4639-2016: CONDITIONAL USE for on sale alcohol within Pages 103 - 108
500' of a sensitive use located at South of W. 33rd St. and
East of S. Lake Ave.
Legal Description: Vac streets lying adjacent to
platted portions & E 3/4 NE 1/4 SW 1/4 (EX platted parts)
29-101-49 & Vac street lying adjacent & all blocks 1&2 &
N162 Blk 3 & all Blks 4, 8, & 9 Bellview Park Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner John Ratzloff
Recommendation Approval

16. 4327-2016: ALTERNATIVE SITE PLAN for Parking Reduction Pages 109 - 120
Alternative Plan located at 4000 W. 41st St.
Legal Description: Lot A in Christianson's Tract 3 &
tract 4 in Lot 2. In Re-subdivision of Sioux Falls
Farmstead in the SE 1/4 in Section 25, T101N, R50W., City
of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Darren Lazen
Recommendation Approval

17. 4633-2016: ALTERNATIVE SITE PLAN for an alternative Pages 121 - 126
landscape and buffer yard located south of W. Madison St.
and west of N. Ebenezer Ave.
Legal Description: NW 1/4, NW 1/4 (EX H1, H2, H3, &
H3) UNP 13-101-50, 13-101-50 Sioux Falls City Unplatted,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Casey Hankinson
Recommendation Approval

NEW BUSINESS

ADJOURNMENT