

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, August 3, 2016  
6:00 PM

Chair: Steve Gaspar  
Vice Chair: Kurt Johnson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, August 3, 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 JULY 6, 2016 MINUTES OF REGULAR MEETING.
  
2. JULY PLATS
  
3. 4486-2016: REZONE from the RD-1, Twin home/Duplex Residential - Suburban District to the RD-2, Townhome Residential - Suburban District for allowed forms located at 8301 W. 48th St. Pages 1 - 8  
Legal Description: Tract 13 & 14 of the Burkey Tracts Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Brady Hyde  
Recommendation Approval
  
4. 5303-2016: REZONE from RA-1, Apartment Residential Low Density District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at 5801 W. Christopher Pl. Pages 9 - 14  
Legal Description: Tract 1 Welle s Subdivision Block 9 Silver Valley Third Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

5. 5250-2016: REZONE from the RT-2, Townhome Residential Traditional District to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at 1122 E. 8th St. Pages 15 - 20  
Legal Description: W 41 19 & Lot 20 Block 1 of the Greater Sioux Falls Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval
  
6. 4834-2016: CONDITIONAL USE PERMIT for a full-service restaurant within 250 of a sensitive land use located at 1601 S. Sycamore Ave. Pages 21 - 26  
Legal Description: Tract 1 (Ex: S 17 St) and Tracts 2, 3, & 4 of Hy-Vee Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Jeff Pierce  
Recommendation Approval
  
7. 5165-2016: CONDITIONAL USE for a full-service restaurant within 250 of a sensitive land use located at 1900 S. Marion Rd. Pages 27 - 32  
Legal Description: Tract 5 (Ex: Lot H-1) Marion Place Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Pierce  
Recommendation Approval
  
8. 4872-2016: ALTERNATIVE SITE PLAN for a common open space alternative plan located at 3100 E. 6th St. Pages 33 - 40  
Legal Description: Lot 29, Block 2 Bentwood Park Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Brady Hyde  
Recommendation Approval
  
9. 5253-2016: ALTERNATIVE SITE PLAN for an alternative landscape and buffer yard located at 1101 W 22nd St. Pages 41 - 50  
Legal Description: Vacated streets lying adjacent (Ex: University of Sioux Falls Addition) & Tracts 3-5, University of Sioux Falls Addition & Block 37 & Block 44, University Subdivision & Dakota Collegiate Institute & Tract 1, Lots 1-3, County Auditors Subdivision and Tracts 2, 3, 4 & 5 & N64 NW1/4, Block 53 & Block 54 Ellis Subdivision & Block 55 & Block 58 Hollisters South College Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer

Petitioner Sandra Callies  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT