

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, December 7, 2016
6:00 PM

Chair: Steve Gaspar
Vice Chair: Kurt Johnson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, December 7, 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 NOVEMBER 1, 2016 MINUTES OF REGULAR MEETING.

2. NOVEMBER PLATS

3. 5765-2016: REZONE from AG, Agriculture District to the I-2, Pages 1 - 8
Heavy Industrial District for allowed forms located at 1900 N.
Bahnson Ave.
Legal Description: Lot 1 & 2 of Lacey's Addition, City of
Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Wes Eidem
Recommendation Approval

4. 5798-2016: REZONE from the CN, Conservation District to Pages 9 - 16
the C-2, Commercial-Neighborhood and Streetcar and LW, Live/
Work Districts for allowed forms located at 2600 W. 57th St.
Legal Description: Portion of TRS 20 (Ex: Lot E-1, E-2,
and E3) & 21 (Ex: Lot E-1) Lying North and West of H-1, E1/2,
and Tract 26, E1/2, W1/2 CAS (Ex: H-1 and Lot E-1) But
including Lot PE1, 31-101-49 as shown by exhibit, City of Sioux
Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Norm Drake
Recommendation Approval

5. 5878-2016: REZONE from the C-2; Commercial-Neighborhood and Streetcar and REC, Recreation Districts to the C-2, Commercial-Neighborhood and Streetcar and REC, Recreation Districts for allowed forms located at the southwest corner of E. 41st St. and S. Veterans Parkway. Pages 17 - 22
 Legal Description: Tract 1 (Ex: E89 N430) and All Tract 2, Harmodon Park Addition, and Tract 1 (Ex: Lot H1) Prairie Crossroads Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner City of Sioux Falls Planning Department
 Recommendation Approval
6. 5957-2016 REZONE from CN, Conservation District to the RS, Single-Family Residential Suburban District for allowed forms at 3201 S. Nic Ann Ct. Pages 23 - 28
 Legal Description: A portion of Lot 1, Block 1, Emerald Pines Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner City of Sioux Falls Planning Department
 Recommendation Approval
7. 5963-2016: REZONE from the RT-1, Single-Family Residential- Traditional District to the LW, Live Work District for allowed forms located at 601 N. Duluth Ave. Pages 29 - 38
 Legal Description: 10 and S 1/2, Lot 11, Block 15, West Sioux Falls Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Matt Althoff
 Recommendation Approval
8. 5996-2016: REZONE from AG, Agriculture District to the RA-2, Apartment Residential - Moderate Density District for allowed forms located at the southeast corner of W. 85th St. and S. Brett Ave. Pages 39 - 48
 Legal Description: Lot 1 of Luden's Subdivision of Tract No.1, a portion of the NW 1/4 of the NE 1/4 of Section 20-T100N-R50W of the 5th P.M., City of Sioux Falls, Lincoln County, SD
 Staff Diane deKoeyer
 Petitioner Bonnie Mogen
 Recommendation Approval
9. 5997-2016: REZONE from O, Office District to LW, Live/ Work District for allowed forms located at 1001 S. Sertoma Ave. Pages 49 - 56
 Legal Description: A portion of the NW 1/4 SE 1/4 Section 22-101-50 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Chuck Point
 Recommendation Approval
10. 5813-2016: PRELIMINARY SUBDIVISION PLAN for Hidden Pages 57 - 66

Valley Stables Addition located north of W. 57th St. and west of I-229

Legal Description: Tract 1 of Hidden Valley Stables Addition, City of Sioux Falls, Minnehaha Count, SD
Staff Jason Bieber
Petitioner Aaron Norman
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 5829-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to C-2, Commercial-Neighborhood and Streetcar District for allowed forms located at 4801 and 4901 E. Grant St. Pages 67 - 74
Legal Description: (Ex: Tract A) E1/2 Vacated Detroit Ave and W1/2 Vacant La Salle Ave, Block 53, and (Ex: Tract B) and N1/2 Vacated Garfield Ave and E1/2 Vacated La Salle Ave and W1/2 Vacated Marquette Ave lying adjacent to Block 52, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff DeYoung
Recommendation Approval

12. 6007-2016: REZONE from AG, Agriculture District to O, Office District for allowed forms located at 8300 and 8400 W. 48th St. Pages 75 - 82
Legal Description: Tract 1 Burkey Tracts and Lot B Tract 2 Murphy Tracts, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner David Jerzak
Recommendation Approval

13. 6006-2016: CONDITIONAL USE PERMIT for off-sale alcohol within 500' of a school located at 2601 S. Ellis Rd. Pages 83 - 86
Legal Description: Lot 1A, Block 1, Westwood Valley Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Keith Thompson
Recommendation Approval

14. An Ordinance of the City of Sioux Falls, SD, Amending Chapter 157: Subdivision Ordinance of the City of Sioux Falls Pages 87 - 106
Staff Kurt Peppel
Petitioner City of Sioux Falls - Public Works Department
Recommendation Approval

ADJOURNMENT