

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 4, 2017
6:00 PM

Chair: STEVE GASPAR
Vice Chair: KURT JOHNSON
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, January 4, 2017 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 DECEMBER 6, 2016 MINUTES OF REGULAR MEETING.
2. DECEMBER PLATS
3. 6033-2016: REZONE from the C-3, Commercial-Community District and CN, Conservation District to the C-3, Commercial-Community District and CN, Conservation District for allowed forms located at 3408 E. 10th St. Pages 1 - 10
Legal Description: Tract 1 (Ex: Lot A), Lot A and Lot B, Boom's 2nd Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval
4. 6038-2016: REZONE from the CN, Conservation and the RA-3, Apartment Residential - High Density Districts to the CN, Conservation and the RA-3, Apartment Residential - High Density Districts for allowed forms located south of W. 69th St. and east of S. Beal Ave. Pages 11 - 18
Legal Description: Lot 2, Block 2 and Lot 3, Block 1 Beal II Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Clint Ackerman

Recommendation Approval

5. 6095-2016: REZONE from the C-2, Commercial-Neighborhood and Streetcar and RD-1, Twin Home/Duplex Residential-Suburban to the LW, Live/Work District for allowed forms located east of S. Spring Ave., west of S. Minnesota Ave., and south of vacated W. 23rd St. Pages 19 - 26
Legal Description: S1/2 Vacated W. 23rd St, lying adjacent and N44 NW1/4, Block 48, and N44 , S88 , NW1/4, Block 48, and S1/2 Vacated W. 23rd St., lying adjacent and W42, N2/3, NE1/4, Block 48, and S1/2 Vacated W. 23rd St., lying adjacent and E 90, N1/3, NE ..., Block 48 of Park Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Matt Helgesun
Recommendation Approval

6. 6112-2016: INITIAL DEVELOPMENT PLAN for S-2, Institutional Campus PUD for allowed forms located at 1321 W. Dow Rummel St. Pages 27 - 34
Legal Description: Tract 1, Dow-Rummel Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Darla VanRosendale
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

7. 6046-2016: CONDITIONAL USE PERMIT for on-sale alcohol within 500' of a sensitive land use located at 3404 S. Marion Rd. Pages 35 - 40
Legal Description: (Ex: N 100') Tract 1A, Jacomets Tracts, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Vick Patel
Recommendation Approval
8. 6116-2016: CONDITIONAL USE PERMIT for off-site parking lot located at 909 N. Kiwanis Ave. Pages 41 - 46
Legal Description: S1/2 Vacated alley lying adjacent subdivision Block 5 and 12, Lot 2, Block 12, Harrisons Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Ron Steenholdt
Recommendation Approval
9. 6118-2016: CONDITIONAL USE PERMIT in the RE-1 form for extended hours of operation for a retail business located at 6501 W. 41st St. Pages 47 - 52
Legal Description: Lot 2A, Lot 2, Tract B, Morrows Addition, City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer
Petitioner Ryan Tysdal
Recommendation Approval

10. 6039-2016: ALTERNATIVE SITE PLAN for street tree landscape requirements located north of E. 57th St. and east of S. Hosta Ave. Pages 53 - 58
Legal Description: Tract 2 Brooks Crossing Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

NEW BUSINESS

11. ELECTION OF OFFICERS

ADJOURNMENT