

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, June 7, 2017
6:00 PM

Chair: Kurt Johnson

Vice Chair: Sean Ervin

Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, June 7, 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 MAY 3, 2017 MINUTES OF REGULAR MEETING.

2. MAY PLATS

3. 6589-2017: REZONE from the C-2, Commercial Neighborhood Pages 1 - 6
and Streetcar District to the I-1, Light Industrial District
located at 1000 E 60th St. N.
Legal Description: S. 41 of Lot 2 and all Lot 3, Block 3,
Rogers Subdivision No. 2, City of Sioux Falls, Minnehaha County,
SD
Staff Jason Bieber
Petitioner Paul Reynolds
Recommendation Approval

4. 6591-2017: REZONE from the REC, Recreational and RA-2, Pages 7 - 14
Apartment Residential- Moderate Density Districts to the C-2,
Commercial Neighborhood and Streetcar District located at 400
N. West Ave.
Legal Description: S150 measured from and parallel to S
Line, Block 5, Lot A, Tract 1 NW ... 17-101-49- and West 22.7 of
the South 18 of Lot 4 and West 22.7 of Lots 5- 7 and all Lots
8 and 9, Block 5, Lakeside Addition, City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Paul Reynolds
Recommendation Approval

5. 6604-2017: REZONE from the S-2, General Institutional Pages 15 - 22
Planned Unit Development District to the RA-1, Apartment
Residential Low Density located at 2308 S. Duluth Ave.
Legal Description: Lots 24-28, Block 2, Southern
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Tom Meyer
Recommendation Approval

6. 6687-2017: REZONE from the AG, Agriculture District to Pages 23 - 30
the RD-2, Townhome Residential Suburban District located at
4000 S. Ellis Rd.
Legal Description: Tract 1, Murphy Tracts, S1/2, NW1/4,
34-101-50, Wayne Township, Minnehaha County, SD
Staff Jason Bieber
Petitioner Greg Schipper
Recommendation Approval

7. 6704-2017: REZONE from the RA-1, Apartment Residential - Pages 31 - 38
Low Density District to the RA-2, Apartment Residential -
Moderate Density District located at 3008 E. 26th St.
Legal Description: Lots A-1 & A-2, Tract 3, Cherry Creek
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Wayne Wagner
Recommendation Approval

8. 6726-2017: REZONE from the S-2, Institutional Campus Pages 39 - 44
Planned Unit Development District to the RS, Single-Family
Residential - Suburban District located at 1826 S. Grange Ave.
Legal Description: Lots 10 & 11, Block 8, University
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Tom Meyer
Recommendation Approval

9. 6718-2017: PRELIMINARY SUBDIVISION PLAN for Cardinal Cove Pages 45 - 54
Addition, located west of S. Marion Rd. and north and south of
W. 38th Pl.
Legal Description: Tract 1, SE ... of Section 26-T101N-
R50W, and a portion of Lot A and Lot B, Petersen Subdivision
Tract 2, SE ... of Section 26-T101-R50W as shown by exhibit,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Cindy Monnin
Recommendation Approval

10. 6719-2017: PRELIMINARY SUBDIVISION PLAN for Avera Pages 55 - 64
McKenna South Addition, located at the southeast corner of
S. Louise Ave. and W. 69th St.
Legal Description: Portion of NW1/4 of Section 16-T100-
R50W, (Ex: Lot H-1 and Prairie View Tract A) as shown by
exhibit, City of Sioux Falls, Lincoln County, SD

Staff Jason Bieber
Petitioner Damian Greble
Recommendation Approval

11. 6720-2017: INITIAL DEVELOPMENT PLAN for Avera McKennan Medical Campus, located at the southeast corner of S. Louise Ave. and W. 69th St. Pages 65 - 74
Legal Description: Portion of NW1/4 of Section 16-T100-R50W, (Ex: Lot H-1 and Prairie View Tract A) as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Damian Greble
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 6652-2017: CONDITIONAL USE for a Bed and Breakfast located at 732 N. Columbia Dr. Pages 75 - 82
Legal Description: Lot 14, Block 5, Richmond Estates Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Dennis Ernster
Recommendation Approval
13. 6705-2017: CONDITIONAL USE for an electronic message center located at 5430 E. Arrowhead Parkway. Pages 83 - 90
Legal Description: (Ex: Lots H-1 and H-2), Tract A, Lot 3, Red Rock Park 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Karla Steele
Recommendation Approval
14. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PLANNING AND ZONING APPLICATION FEES. Pages 91 - 94
Staff Jeff Schmitt
Petitioner City of Sioux Falls Planning Department
Recommendation Approval

NEW BUSINESS

ADJOURNMENT