

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

Chair: Kurt Johnson
Vice Chair: Sean Ervin
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, December 6, 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 NOVEMBER 1, 2017 MINUTES OF REGULAR MEETING.

2. NOVEMBER PLATS

3. 7680-2017: REZONE from the RS, Single-Family Residential Pages 1 - 10
Suburban District to the RT-1, Single-Family Residential
Traditional District for allowed forms located at 212 S. Willow
Ave.
Legal Description: Lot 13, Block 22, Covell 2nd Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Mary Ann Schmig
Recommendation Approval

4. 7734-2017: REZONE from the RA-1, Apartment Residential- Pages 11 - 16
Low Density District to the O, Office District for allowed
forms located at 6300 and 6400 W. 43rd St.
Legal Description: Tract C of Morrow s Addition, City of
Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Pete Nelson
Recommendation Approval

5. 7735-2017: REZONE from the RS, Single Family Residential- Pages 17 - 24

Suburban and CN, Conservation Districts to the RS, Single Family Residential-Suburban, RD-1, Twin Home/Duplex Residential-Suburban, RD-2, Townhome Residential-Suburban, and REC, Recreation Districts for allowed forms located at the southeast corner of E. Madison St. and N. Dubuque Ave.

Legal Description: The W ½ of the NE ¼ of Section 13-101-49 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber
Petitioner Kelly Nielson
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 7632-2017: CONDITIONAL USE PERMIT for on-sale alcohol Pages 25 - 30
within 500 of a sensitive land use located at 2315 W. 12th St.

Legal Description: (Ex H-1 & S-1) Lots 1 thru Lot 4 Blk 2 Beverly Gardens Addition to the City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer
Petitioner Jackelyn VanLoh
Recommendation Deferral

7. 7688-2017: CONDITIONAL USE PERMIT for off-sale alcohol Pages 31 - 36
within 500 of a school located at 5009 S. Western Ave., Suite 200-210.

Legal Description: Block 5 (EX Lot 1, Lot 2 & H-1), Sioux Falls River Crossing Addition, City of Sioux Falls, Lincoln County, SD

Staff Diane deKoeyer
Petitioner Denny Schultze
Recommendation Approval

8. 7712-2017: CONDITIONAL USE PERMIT to reconstruct a non- conforming off-premise sign located at 509 S. 5th Ave. Pages 37 - 42

Legal Description: Part of Lots 7 to (East of Right-of-Way) Lot 10 Block 22, Gale's Addition, City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer
Petitioner Arlie Brende
Recommendation Approval

9. 7728-2017: CONDITIONAL USE PERMIT for off-sale alcohol Pages 43 - 48
within 500 of a school located at 2525 S. Ellis Rd.

Legal Description: Tracts C & D, Lot 1A, Block 1, Westwood Valley Addition, City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer
Petitioner Scott Cross
Recommendation Approval

10. 7744-2017: CONDITIONAL USE PERMIT for a full-service Pages 49 - 56
restaurant within 250 of a sensitive land use located at
2301 W. Trevi Place.
Legal Description: Lot 2, Block 5, Three Fountains
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Amanda Ladenburger
Recommendation Approval

NEW BUSINESS

ADJOURNMENT