

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, February 7, 2018
6:00 PM

Chair: Sean Ervin
Vice Chair: Larry Luetke
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, February 7, 2018 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 JANUARY 3rd, 2018 MINUTES OF REGULAR MEETING.
2. JANUARY PLATS
3. 7972-2018: REZONE from the I-1, Light Industrial District Pages 1 - 6 to the C-4, Commercial Regional District for allowed forms located at the southeast corner of E. Benson RD and I-29.
Legal Description: Portion of N 1/2 of the NW 1/4, including FE1-3, (EX Lots H1-H4), Section 6, T101-R49, Sioux Falls City Unplatted as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jacob Quasney
Recommendation Approval
4. 7973-2018: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the C-3, Commercial Community District located at the southwest corner of E. 18th St. and S. Daryl Pl.
Legal Description: A portion of Lot A, a portion of Lot H-2 in the NE 1/4 of the SE 1/4, Section 24, T101-R49W & Tract 3 (EX Lots 1 & 2, Block 19), Dawley Farm Village Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Brian Kern

Recommendation Approval

5. 7975-2018: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the University Hills POPUD for allowed forms located at 5600 W. University Trail. Pages 13 - 20
Legal Description: Lot 4, Block 2 University Hills
Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Jarrod Smart
Recommendation Approval
6. 7978-2018: REZONE from the C-3, Commercial - Community District to the C-4, Commercial - Regional District for allowed forms located at 3015 S. Minnesota Ave. Pages 21 - 26
Legal Description: SE 1/4 of the NE 1/4 of the SE 1/4 of the SE 1/4 & N. 33' of vacated 39th St. Lying Adjacent, Section 29-T101-R49W, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner David Billion
Recommendation Approval
7. 7980-2018: REZONE from the I-1, Light Industrial and C-3, Commercial Community Districts to the I-1, Light Industrial and C-3, Community Districts for allowed forms located at the northeast corner of W. 12th and S. Marion Rd. Pages 27 - 34
Legal Description: A portion of Vacated Watson Drive and 11th St. (EX. Lots H-1) and Lots 8 & 9, Block 3, Lots 14, 15 & 16, Block 4, Industrial Subdivision & Lot 1, P & J, Enterprises Addition & Tract 1, 3 & 4 (EX S 7 of Marion Rd.) CAS in the SW ... of the SW 1/4, Section 13-T101-50W as show by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner David Billion
Recommendation Approval
8. 7981-2018: REZONE from the AG, Agriculture District to the S-2, Institutional Campus PUD for allowed forms located east of N. Benson Rd. and south of W. 54th St. Pages 35 - 42
Legal Description: Tract 3 Hall's Addition SE 1/4 31-102-49 to the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Austin Parks
Recommendation Approval
9. 7876-2017: PRELIMINARY SUBDIVISION PLAN for Dalco Addition located south of E. 57th St. and west of S. Highway 11. Pages 43 - 54
Legal Description: Tract 1, Dalco Addition, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Aaron Norman
Recommendation Approval

10. 7877-2017: PRELIMINARY SUBDIVISION PLAN for North Ridge Pages 55 - 64
Addition located west of N. Career Ave. and south of W. 34th
St. N.

Legal Description: Tract 2A, Northridge Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Aaron Norman
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 7954-2017: CONDITIONAL USE PERMIT for an electronic Pages 65 - 72
message center within a residential zoning district located
at 4100 S. Bahnson Ave.

Legal Description: Tract 1, Summer Hill South Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jerre Bertus
Recommendation Approval

NEW BUSINESS

ADJOURNMENT