

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, April 4, 2018  
6:00 PM

Chair: Sean Ervin  
Vice Chair: Larry Luetke  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, April 4, 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 MARCH 7, 2018 MINUTES OF REGULAR MEETING.
  
2. MARCH PLATS
  
3. 8170-2018: REZONE from the RD-1, Twinhome/Duplex Residential - Suburban & RA-1, Apartment Residential - Low Density Districts to the RS, Single-Family Residential - Suburban District for allowed forms located east of N. Cliff Ave., north of E. 29th St. N and south of E. 34th St. N. Pages 1 - 4  
Legal Description: Portion of Norton Tracts & Bysma Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner City of Sioux Falls - Planning Office  
Recommendation Approval
  
4. 8173-2018: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban & CN, Conservation Districts for allowed forms located north of W. 12th St. and west of S. Ellis Rd. Pages 5 - 10  
Legal Description: Tract 2, Lakeside Addition in the W 1/2 of the SW 1/4 of Section 16-101-50 as shown by Exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Jim Soukup

Recommendation Approval

5. 8186-2018: REZONE from the S-2, Institutional Campus Planned Unit Development to the RA-3, Apartment Residential - High Density District for allowed forms located at east of S. Cliff Ave. and south of E. 77th St. Pages 11 - 18  
Legal Description: Portion of Tract 3, Pike Addition, as shown by Exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Neal Singer  
Recommendation Approval
  
6. 8201-2018: REZONE from the S-2, Institutional Campus Planned Unit Development and C-4, Commercial - Regional Districts to the S-1, General Institutional, S-2, Institutional Campus Planned Unit Development, C-4, Commercial - Regional, CN, Conservation & REC, Recreation Districts for allowed forms located south of W. 69th St. and west of S. Tallgrass Ave. Pages 19 - 26  
Legal Description: Lots 1 & 2, Block 5; Lot 1, Lot 3, Block 3; Lot 1, Block 6, Sanford Research Park Addition. All Within the NE 1/4 of the SE 1/4 of Section 18-100-50 W of the Principal Meridian (EX R.O.W & Lots H-1 & H-2 & H-3, contained therein, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Steve Jastram  
Recommendation Approval
  
7. 8206-2018: REZONE from the C-2 Commercial Neighborhood and Streetcar District to the S-1, General Institutional District for allowed forms located at 309 S Joliet Ave. Pages 27 - 34  
Legal Description: Lot 2, Block 2, Arrowhead Parkway Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Eric Willadsen  
Recommendation Approval
  
8. 8213-2018: REZONE from the I-2 Heavy Industrial District to the Downtown (DT) Planned Unit Development and REC, Recreation Districts for allowed forms located at 196 % E. 6th Street. Pages 35 - 42  
Legal Description: Tract 1, Sioux Steel Addition & NW 1/4 of Tract 9 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Jon Jacobsen  
Recommendation Approval
  
9. 8187-2018: PRELIMINARY SUBDIVISION PLAN for the Meadow Vista Addition located east of N. La Mesa Dr. and south of W. 3rd St. Pages 43 - 52  
Legal Description: N 1/2 of Vacated, W 5th St. Lying adjacent to & Tract A, Block 10, Meadow Ridge Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Dave Jibben

Recommendation Approval

10. 8211-2018: PRELIMINARY SUBDIVISION PLAN for Sanford Research Park Addition located south of W. 69th St. and west of S. Tallgrass Ave. Pages 53 - 64  
Legal Description: Lots 1 & 2, Block 5; Lot 1, Lot 3, Block 3; Lot 1, Block 6, Sanford Research Park Addition. All Within the NE 1/4 of the SE 1/4 of Section 18-100-50 W of the Principal Meridian (EX R.O.W & Lots H-1 & H-2 & H-3, contained therein, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Chris Jibben  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8212-2018: REZONE from the from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twinhome/Duplex Residential - Suburban & CN, Conservation Districts for allowed forms located south of W. 69th St. and west of S. Sundowner Ave. Pages 65 - 74  
Legal Description: Tract A, Sundowner Addition, as shown by Exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Clint Ackerman  
Recommendation Deferral
12. 8109-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2417 E. 10th St. Pages 75 - 84  
Legal Description: County Auditors Subdivision (EX Lots H-1, Lots 51, 53 & 54) N 20' of Lots 55 & 66 & All of Lots 51 to 54, Section 15 T101-R49 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeuyer  
Petitioner Kirby Muilnburg  
Recommendation Approval
13. 8149-2018: CONDITIONAL USE PERMIT for a full-service restaurant within 250' from a sensitive land use located at 309 S. Garfield Ave., Suite 10. Pages 85 - 90  
Legal Description: S. 44' of Lot 2 & All Lot 3 & 4, & E 100' of Lot 5, & E 1.5 of Lot 7 & E 1.5 of S. 30' (EX H-2) of Lot 8, Block 10, Braley's 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Ojulu Oballa  
Recommendation Approval
14. 8202-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive Pages 91 - 96

land use located at 5801 E 41st Street.

Legal Description: Tract 1 (Ex Lot H1, & Lots 1, 2 & 3  
Bk 1) Prairie Crossroads Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Joel Ingle  
Recommendation Approval

15. 8204-2018: CONDITIONAL USE PERMIT for an Off- Premise Pages 97 - 102  
sign over 288 sq. ft. located at the southeast corner of W.  
57th St. and I-29.

Legal Description: The Edges Addition, Lot 1 - Block  
1- Include W1/2 Vac Marion Rd, Sioux Falls, Minnehaha  
County, SD  
Staff Jason Bieber  
Petitioner Marty Jacobsen  
Recommendation Approval

16. 8209-2018: CONDITIONAL USE PERMIT for on sale alcohol Pages 103 - 108  
beverage establishment located within 500' of a sensitive  
land use located at 4719 E. Arrowhead Parkway.

Legal Description: Lot 4d Block 1 Spatz Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kalyan Dahal  
Recommendation Approval

17. 8196-2018: INTIAL DEVELOPMENT PLAN AMENDMENT for Avera Pages 109 - 116  
Mckennan South Campus located at the southeast corner of W.  
69th St. and S. Louise Ave.

Legal Description: Portion of a NW 1/4 of Section 16-  
T100N-R50W (Except Lots H-1, H-2, and Tract A or Prairie  
View Addition), as shown by exhibit, City of Sioux Falls,  
Lincoln County, SD  
Staff Diane deKoeyer  
Petitioner Damian Greble  
Recommendation Approval

18. 8199-2018: PRELIMINARY SUBDIVISION PLAN for Galway Pages 117 - 126  
Village Addition located south of W. 69th St. and west of S  
Sundowner Ave.

Legal Description: Tract A, Sundowner Addition, City  
of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Dave Jibben  
Recommendation Deferral

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 127 - 160  
CODE OF ORDINANCES OF THE CITY BY AMENDING CHAPTER 160:

ZONING, SUBCHAPTER: PARKING REGULATIONS  
Staff Jeff Schmitt  
Petitioner City of Sioux Falls - Planning Office  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT