

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 5, 2018
6:00 PM

(Public input on agenda items only)

Chair: SEAN ERVIN

Vice Chair: LARRY LUETKE

Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, September 5, 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 1st 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 AUGUST 8, 2018 MINUTES OF REGULAR MEETING.

2. AUGUST PLATS

3. 8944-2018: REZONE from the LW, Live-Work District and C-2, Pages 1 - 6
Commercial- Neighborhood and Streetcar District to the O, Office District for allowed forms located on the northwest corner of E. 57th St. and S. Dubuque Ave.
Legal Description: Lot 4, Block 3, Brooks Crossing
Addition, City of Sioux Falls and Tract 2, Brooks Crossing II
Addition, City of Sioux Falls and a portion of the S % of the SW ... of Section 36, Township 101 North, Range 49 West of the 5th P.M., Minnehaha County, SD
Staff Maggie Squyer
Petitioner Rob Broin
Recommendation Approval

4. 9040-2018: REZONE from the RT-1, Single-Family Pages 7 - 12
Residential Traditional District to the RT-2, Townhome Residential Traditional District for allowed forms at 133 N. Trapp Ave.
Legal Description: R F Pettigrew Sub Lot 1, 2 & 4 N % S 2/3 1, 2 & Lot 3 Block 34 Bennett s 2nd Addition, City of Sioux Falls, Minnehaha County, SD

Staff Maggie Squyer
Petitioner Matt Vander Werff
Recommendation Approval

5. 9062-2018: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the RA-2, Apartment Residential Moderate Density District for allowed forms at 5702 S. Marion Rd. Pages 13 - 18
Legal Description: A portion of Outlot A, Taylor Heights Addition, as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Maggie Squyer
Petitioner James Bruget
Recommendation Approval

6. 9122-2018: REZONE from the RA-3, Apartment Residential High Density District to the I-1, Light Industrial District for allowed forms at 3800 W. Tickman St. Pages 19 - 24
Legal Description: Tract 1, Lot C, Tickman Addition, City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jim Dunham
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

7. 9042-2018: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment located within 500 of a sensitive land use located at 6201 S. Western Ave. Pages 25 - 30
Legal Description: Lot A, Tract 1, Wilson Estates Addition, City of Sioux Falls, Lincoln County, SD
Staff Maggie Squyer
Petitioner Steve Gratzfeld
Recommendation Approval

8. 9046-2018: CONDITIONAL USE PERMIT for Off-Premise sign over 288 sq. ft. located at 4300 W. Empire Pl. Pages 31 - 36
Legal Description: Lot B, Ben Hur Tract B & N6 S182 W60 E375 Ben Hur Tract B, Sioux Empire Addition, City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Will Brzica
Recommendation Approval

9. 9099-2018: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment located within 500 of a sensitive land use located at 6801 S. Louise Ave. Pages 37 - 42
Legal Description: Lot 4, Block 21, Platinum Valley Addition, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Paul Reynolds

Recommendation

None

10. 9106-2018: INITIAL DEVELOPMENT PLAN AMENDMENT for the Pages 43 - 54
Avera McKennan South Addition located on the southeast corner
of 69th St. and S. Louise Ave.
Legal Description: NW ... Sec. 16-100-50W (EX Lots H-1,
H-2 and Tract A), Prairie View Addition, City of Sioux Falls,
Lincoln County, SD
Staff Jason Bieber
Petitioner Damian Greble
Recommendation Approval

11. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 55 - 56
CHAPTER 157: SUBDIVISION ORDINANCE
Staff Sam Trebilcock
Petitioner Jeff Schmitt-- City of Sioux Falls
Recommendation Approval

12. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

NEW BUSINESS

13. ANNOUNCEMENT 2nd ANNUAL CITIZENS PLANNING ACADEMY

ADJOURNMENT