

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, October 3, 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, October 3, 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 SEPTEMBER 5, 2018 MINUTES OF REGULAR MEETING.
2. SEPTEMBER PLATS
3. 9171-2018: REZONE from the RT-1 Single-Family Residential Traditional District to the RT-2 Townhome Residential Traditional District for allowed forms at 1201 S. 7th Ave. Pages 1 - 8
Legal Description: Realty Co s Subdivision N 72 feet of Lot7 and Lot 8 Block 21, Boulevard Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner John Koch
Recommendation Approval
4. 9173-2018: REZONE from the RT-1 Single-Family Traditional Residential District to the RT-2 Townhome Residential Traditional District for allowed forms at 700 S. 1st Ave. Pages 9 - 14
Legal Description: W 100 feet of the N % Lot 2 Block 42, Gale s 6th Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner John Koch
Recommendation Approval

5. 9178-2018: REZONE from the I-1 Light Industrial District Pages 15 - 20
to the I-2 Heavy Industrial District for allowed forms at 1001
E. 52nd St.
Legal Description: (EX E137.72) Lot 6, Block 9, Sioux
Empire Development Park One Addition, City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Donovan Ludens
Recommendation Approval
6. 9182-2018: REZONE from the RT-1, Single-Family Pages 21 - 26
Residential Traditional District to the RT-2, Townhome
Residential - Traditional District for allowed forms at 801 N.
Duluth Ave.
Legal Description: Lot 10 Block 17, McClellan s Addition
to West Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Cristobal Velasquez
Recommendation Approval
7. 9296-2018: REZONE from the O, Office District to the C-2, Pages 27 - 34
Commercial - Neighborhood and Streetcar District for allowed
forms located at 500 E. 69th St.
Legal Description: Tract A of Lot M, Prairie Green
Addition, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Nick Heinemann
Recommendation Approval
8. 9319-2018: REZONE from the RS, Single-Family Residential Pages 35 - 40
Suburban District to the RT-1, Single-Family Residential
Traditional District for allowed forms located at 616 S.
Willow Ave.
Legal Description: Lot 5, Block 1, Noll s Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Robin Erickson
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

9. 8738-2018: REZONE from the S-1, General Institutional Pages 41 - 74
District to the RA-2, Apartment Residential- Moderate Density
and CN, Conservation Districts for allowed forms located at
6300 W. 41st St.
Legal Description: A portion of Tract 1 of First
Assembly of God Addition as shown by exhibit City of Sioux
Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Gale Svenes
Recommendation Approval with Conditions

10. 9129-2018: REZONE from the RS, Single-Family Residential Suburban District to the RD-1, Twin Home/Duplex Residential Suburban District for allowed forms at 608 W. 57th St. Pages 75 - 100
Legal Description: Lot 8, Block 1, River Ridge Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Pat Beckman
Recommendation Approval
11. 9222-2018: CONDITIONAL USE PERMIT for on-sale alcoholic beverage establishment located within 500 feet on sensitive land use located at 2300 S. Minnesota Ave., Suite C. Pages 101 - 106
Legal Description: 1 to 4 & 23 to Lot 26 Block 1, Costello s Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Liang Teng
Recommendation Approval
12. 9160-2018: ALTERNATIVE SITE PLAN for an alternative landscape plan located at the northwest corner of E. 57th St. and S. Dubuque Ave. Pages 107 - 112
Legal Description: Lot 4 Block 3, Lots 17, 18, 19 Block 3, Brooks Crossing Addition and Tract 2 (EX Brooks Crossing Addition) Brooks Crossing 2nd Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

NEW BUSINESS

ADJOURNMENT