

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, May 6, 2015 at 6:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Andi Anderson

Planning Commissioner Steve Gaspar

Planning Commissioner Ken Dunlap

Planning Commissioner Sean Ervin

Planning Commissioner Kurt Johnson

Planning Commissioner Larry Luetke

Planning Commissioner Denny Pierson

Planning Commissioner Nick Sershen

CONSENT AGENDA

1. APPROVAL OF APRIL 1, 2015 MINUTES OF REGULAR MEETING.

Approved 7-0

2. APRIL PLATS

Approved 7-0

2386-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 520 S. Elmwood Ave.

3.

Legal Description: Lot 6, Block 10, Beverly Gardens Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2387-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 517 S. Elmwood Ave.

4.

Legal Description: Lot 22, Block 10, Beverly Gardens Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2388-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 402 S. Highland Ave.

5.

Legal Description: Lot 11, Block 13, Dunning and Wagner's Addition to East Sioux Falls, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2426-2015: REZONE from the I-2, Heavy Industrial District to the I-1, Light Industrial District for allowed forms located at 824 E. Rice St.

6.

Legal Description: Lot 3, Tract B, Block 29, Central Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2490-2015: REZONE from the RS, Single-Family Residential - Suburban District to the RD-2, Townhome Residential - Suburban District for allowed forms located at the southeast corner of E. 61st St. and S. Sycamore Ave.

7.

Legal Description: Portion of the NW 1/4 of the SW 1/4 (EX: Tract 2A of Leubecher's Addition in SW 1/4) and SW 1/4 of the SW 1/4 (EX: Tract 1 of Leubecher's Addition in SW 1/4) Section 8-T100-49, as shown by exhibit, City of Sioux Falls, Lincoln County

Recommendation Approval

Approved 7-0

2518-2015: REZONE from the RA-2, Apartment Residential - Moderate Density and CN, Conservation Districts to the RA-1, Apartment Residential - Low Density and CN, Conservation District for allowed forms located at the northwest corner of W. 69th St. and S. Kerry Ave.

8.

Legal Description: S 1/2 of the SW 1/4 (EX: Culbert Addition & Candlelight Acres II) & Tract 3 Candlelight Acres II Addition, Section 12-100T-51W as shown by exhibit, City of Sioux Falls, Lincoln County

Recommendation Approval

Approved 7-0

2540-2015: REZONE from the AG, Agriculture District to the RD-1, Twin Home/Duplex Residential District for allowed forms located at 8201 & 8301 W. 48th St.

9.

Legal Description: Tracts 13 and 14, Burkey Tracts, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2555-2015: REZONE from the RD-1, Twin Home/Duplex Residential and LW, Live/Work Districts to the RA-3, Apartment Residential - High Density for a allowed forms located at 4709 E. 6th St.

10.

Legal Description: Lot 2B, Block 1, Washington Crossing Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2563-2015: REZONE from the REC, Recreation Conservation, RT-1, Single-family Residential - Traditional, RA-3, Apartment Residential - High Density to the REC, Recreation Conservation, RT-1, Single-family Residential - Traditional, RA-3, Apartment Residential - High Density for allowed forms located east of N. Cliff Ave. and South of the Burlington Northern Railroad Tracks

11.

Legal Description: E1/2 Tract 2 (Ex Railroad and N7' St. and Ex PEXA Addn.) SE1/4, SW1/4 of 10-101-49 and Lot 7 Block 2 PEXA Addn. (Drainage Easement) & N1/2 VAC ALLEY LYING ADJ TO LOT 1 BLK 22 & LOT 14 BLK 23 & N6' VAC ALLEY LYING ADJ TO LOT 1 BLK 23 HIGHLAND ADDN & ABANDONED ICG RR ROW CONTAINED IN NW1/4 (EX H-1) 15-101-49, W1/2 TR 2 (EX LOT A) SW1/4, TR 4 NW1/

4 15-101-49 IN SIOUX FALLS, MINNEHAHA COUNTY as shown by exhibit

Recommendation Approval

Approved 7-0

2538-2015: PRELIMINARY SUBDIVISION PLAN for Charis Corner located at the northwest corner of S. Minnesota Ave. and W. 85th St.

12.

Legal Description: Tract 5, Fischenich Addition, City of Sioux Falls,  
Lincoln County

Recommendation Approval

Approved 7-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

Item 7 was heard at this time. See item for action taken.

2502-2015: CONDITIONAL USE PERMIT to allow an Elementary School not  
located on an arterial or collector street located at 3800 E. 15th St.

13.

Legal Description: Lots 1-6 & 21-23, Block 10, Grandview Park  
Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2481-2015: CONDITIONAL USE PERMIT to allow accessory off-site parking  
within 250' of DD or AD forms located at 633 W. 10th St.

14.

Legal Description: Tract 1 of 16-18, Block 17, Bennett's First  
Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0 with the following stipulation:

1. A written instrument indicating the retention of two hard surfaced parking  
spaces located at 220 S. Summit Ave. for no less than 5 years.

2482-2015: ALTERNATIVE SITE PLAN for a common open space alternative  
plan located at 633 W. 11th St.

15.

Legal Description: Tract 1 of 16-18, Block 17, Bennett's First  
Addition, City of Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

2458-2015: ALTERNATIVE SITE PLAN to provide an alternative buffer  
yard located at the southwest corner of E. 41st St. and S. Sycamore Ave.

16.

Legal Description: A portion of the NE 1/4, of the NE 1/4, of the NE  
1/4 (EX Brady Estates East Addition & EX H-2) Section 35-T101-R49 City of

Sioux Falls, Minnehaha County

Recommendation Approval

Approved 7-0

NEW BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 6:51 p.m.