

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, December 4, 2013
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, December 4, 2013 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).

INFOMATIONAL ITEM
CONSENT AGENDA

1. APPROVAL OF NOVEMBER 6, 2013 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2013-10-09: REZONE the AG, Agricultural District to the RA- Pages 1 - 12
1, Multi-family Residential & C-4, Planned Commercial Districts for allowed uses located at the NW corner of 12th Street and N. Ellis Road
Legal Description: A Portion of Tract 1, Lakeside Addition, Minnehaha County as shown by exhibit.
Staff Diane de Koeyer
Petitioner Steve Van Buskirk
Recommendation Approval
4. 2013-11-01: REZONE from RD, Residential District to O, Pages 13 - 18
Office District for allowed uses located at 3216 S. O Gorman Drive.
Legal Description: Lot 11 Block 2 of Roger's Park Addition, Minnehaha County.
Staff Jason Bieber
Petitioner Dennis Krier
Recommendation Approval

5. 2013-11-05: REZONE from AG, Agricultural District to RS-2, Pages 19 - 30
Residential District for allowed uses located at Six Mile Road
& E. 10th Street.
Legal Description: A part of the E1/2 of the SW ... of
Section 17, T101N, R48W of the 5th P.M., Minnehaha County, as
shown by exhibit.
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

6. 2013-11-13: REZONE from RC, Recreation Conservation Pages 31 - 38
District & Unzoned Area to the RC, Recreation Conservation
District & C-3 Central Business District for allowed uses
located on N. Reid Street and under the 10th Street bridge.
Legal Description: Tracts F, G, & H, of Downtown Center
Urban Renewal Subdivision to the City of Sioux Falls and Tract
8 in Co Auditor s Subdivision in the SE1/4 of the SW1/4 of
Section 16, Township 101 North, Minnehaha County.
Staff Jason Bieber
Petitioner Alvin Schoeneman
Recommendation Approval

7. 2013-11-14: REZONE from the AG, Agricultural District to Pages 39 - 44
the RS-2 and RD, Residential Districts, RA-1, Multi-Family
Residential District, & O, Office Districts for allowed uses
located south of W. 85th Street and east of S. Tallgrass
Avenue.
Legal Description: East % of NW1/4 of Section 20,
Township 100 North Range 50, Lincoln County as shown by
exhibit.
Staff Diane de Koeyer
Petitioner Clint Ackerman
Recommendation Approval

8. 2013-11-15: REZONE from the C-2, General Commercial Pages 45 - 52
District to the C-3, Central Business District for allowed
uses located at the northwest corner of E. 14th Street and S.
2nd Avenue.
Legal Description: Lots 7-9, Block 19, Gale's Sioux
Falls Addition, Minnehaha County.
Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

9. 2013-11-16: REZONE from the RS-2, Residential District to Pages 53 - 58
the C-2, General Commercial District for allowed uses located
at 310 S. Western Avenue.
Legal Description: S. 50' of Lots 7-9, Block 3, Nelson's
Addition, Minnehaha County.
Staff Jason Bieber
Petitioner Dave Stukel
Recommendation Approval

10. 2013-11-17: REZONE from the AG, Agricultural District to Pages 59 - 64
the RS-2, Residential District for allowed uses located at E.

33rd Street and east and west of S. Moss Stone Avenue.
Legal Description: Portion of the SW 1/4, Section 30,
T101, R48, Minnehaha County as shown by exhibit.
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

11. 2013-11-20: REZONE from the RS-2, Residential District & Pages 65 - 74
Dawley Farm Village Planned Development District to the RA-1,
Multi-Family Residential District for allowed uses located
north of 5760 E. Red Oak Drive.
Legal Description: A portion of the SW 1/4 of the SE 1/
4 & NW 1/4 of the SE 1/4, Section 24, T101N-R49W, Minnehaha
County as shown by exhibit.
Staff Jason Bieber
Petitioner Tom Kleve
Recommendation Approval

12. 2013-11-03: CONDITIONAL USE PERMIT in the C-3, Central Pages 75 - 80
Business District to allow on-sale alcohol located at 224 N.
Phillips Ave.
Legal Description: Lot 5R, Block 1, Downtown Urban
Revival Subdivision, Minnehaha County.
Staff Diane de Koeyer
Petitioner Collette Munce
Recommendation Approval

13. 2013-11-06: CONDITIONAL USE PERMIT in the C-4, Planned Pages 81 - 86
Commercial District to allow on-sale alcohol at 5213 W. 12th
Street.
Legal Description: Lots 7, 8, & 9 (Ex. Lots H-1, 2, 3 &
4 of lots 7 & 8) but including Lots H-1, H-5, & H-6 of lots
7, 8 & 9 contained therein, Minnehaha County.
Staff Diane de Koeyer
Petitioner Jason Walz
Recommendation Approval

14. 2013-11-08: CONDITIONAL USE PERMIT in the C-4, Planned Pages 87 - 92
Commercial District to allow a full service restaurant within
100 of residential located at the SW corner of W. 26th St.
and S. Ellis Rd.
Legal Description: Tract 1 Westridge II Addition,
Minnehaha County.
Staff Diane de Koeyer
Petitioner Anthony Bosch
Recommendation Approval

15. 2013-11-10: SPECIAL USE PERMIT in Subarea A of the Fifty Pages 93 - 98
Seventh Street West Planned Development District to allow on-
sale alcohol located at 5031 S. Louise Ave.
Legal Description: Lot 2 in Block 2 of Rolling Hills
Subdivision in Lincoln County.
Staff Diane de Koeyer
Petitioner Jim Bruns
Recommendation Approval

16. 2013-11-21: FINAL DEVELOPMENT PLAN in Subarea G, Dawley Pages 99 - 108
Farm Village Planned Development District to construct a
multi-tenant retail center located south and west of S.
Highline Place.
Legal Description: Lot 7B, Block 17, Dawley Farm
Village Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval

17. 2013-11-18: PRELIMINARY SUBDIVISION PLAN for Copper Pages 109 - 124
Creek II Addition located south of E. 33rd Street and east
and west of S. Moss Stone Circle.
Legal Description: Portion of the SW 1/4, Section 30,
T101, R48, Minnehaha County.
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

18. 2013-11-02: DESIGN REVIEW in the 49th St. and River Pages 125 - 134
Greenway Design Review District to allow expansion of a
parking lot located at 3805 S. Kiwanis Circle.
Legal Description: Tract 2 Lot 5, Tract 3 Brown
Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner John Englehardt
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

19. 2013-11-11: REZONE from the Subarea C & D of Manifold Pages 135 - 140
Acres Planned Development District to RA-1, Multi-Family
residential district for allowed uses located north E. 41st
Street and east of S. Sycamore Avenue as shown by exhibit.
Legal Description: A portion of the S % of the SW ...
of Section 25-101-49, Minnehaha County as shown by exhibit.
Staff Diane de Koeyer
Petitioner Slate Ronning
Recommendation Approval

20. 2013-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Pages 141 - 146
Commercial District to allow on-sale alcohol located at
5400 W. 26th Street.
Legal Description: Lot 1, Tract 1 (EX H1), Silver
Valley Plaza Addition Block 5A, Deer Creek Addition,
Minnehaha County.
Staff Jason Bieber
Petitioner Lyvtisiya Anderson
Recommendation Approval

ADJOURNMENT