

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 8, 2014
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, January 8, 2014 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS 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).

INFORMATIONAL ITEM
CONSENT AGENDA

1. APPROVAL OF DECEMBER 4, 2013 MINUTES OF REGULAR MEETING.
2. DECEMBER 2013 PLATS

CONSENT AGENDA APPROVAL

3. 2013-11-04: REZONE from AG, Agricultural District to RS-2, Pages 1 - 6
Residential District for allowed uses located south of W. 85th St. and east of S. High Cross Trl.
Legal Description: Tract 8B of the Pinewood Addition and Tract 9, Lot B of the Pinewood Addition, Lincoln County
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval
4. 2013-12-01: REZONE from the RS-1, Residential District to Pages 7 - 16
the RC, Recreation/Conservation District for allowed uses located west of S. Western Ave. and north of W. Black Rock Cir.
Legal Description: The SE 1/4 of the NE 1/4 of Section 16, except Prairie Hills Addition in the NE 1/4 contained therein, and except Diamond Creek Addition contained therein, Township 100 North, Range 50 West, Lincoln County.
Staff Diane de Koeyer

Petitioner Bonnie Mogen
Recommendation Approval

5. 2013-12-11: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses located north of E. 69th St. and west of S. Bahnson Ave. Pages 17 - 30
Legal Description: A Portion of Tract 3 Hayes Addition, Lincoln County, as shown by exhibit
Staff Jason Bieber
Petitioner Jeff Vavra
Recommendation Approval

6. 2013-12-15: REZONE from the Lake Park Planned Development to the C-2, General Commercial District for allowed uses located east of S. Marion Rd. and south of W. 26th St. Pages 31 - 40
Legal Description: A portion of Lot 4, (Ex. Lot H1), Lot 5 (Ex E. 1296' & Lot H1 and Lot 6 (Ex Lot H1) Sioux Falls Farmstead Resubdivision and Tract 1 (Ex Lot H1 & H2) of Anderson's Tracts to the City of Sioux Falls, & the S 1/2 of vacated Jeanne Drive lying adjacent to Anderson's Tracts; all in Sec 25, T101N, R50W, Minnehaha County as shown by exhibit
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

7. 2013-12-16: REZONE from AG, Agricultural District to the RS-2, Residential District for allowed uses located west of N. Ellis Rd. and north of W. 12th St. Pages 41 - 46
Legal Description: Kuhle's Tract 2 (Ex H-1) E1/2 SE1/4 SW1/4 16-101-50, Minnehaha County
Staff Diane de Koeyer
Petitioner Steve Van Buskirk
Recommendation Approval

8. 2013-12-17: REZONE from RS-1, Residential District to the RS-2 Residential District for allowed uses located north of W. Bitterroot St. and east of S. Meredith Ave. Pages 47 - 52
Legal Description: Lots 1-9 Block 14 Prairie Hills South Addition, Lincoln County
Staff Diane de Koeyer
Petitioner Steve Van Buskirk
Recommendation Approval

9. 2013-12-03: CONDITIONAL USE PERMIT, in C-2, General Commercial District to allow an off-premise sign over 288 square feet and more than one sign face per direction located at 2609 S. Carolyn Ave. Pages 53 - 62
Legal Description: Lot 3 Carolyn's Subdivision of Lot 5 Resubdivision of Sioux Falls Farmstead, Minnehaha County
Staff Jason Bieber
Petitioner Phil Westra
Recommendation Approval

10. 2013-12-04: CONDITIONAL USE PERMIT, in I-1, Light Pages 63 - 68

Industrial to allow an automobile storage yard located at
2817 & 2825 W. 6th St.

Legal Description: Lot 2 and 3 of Block 1, Heiderbrinks
Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Casey Roth
Recommendation Approval

11. 2013-12-05: CONDITIONAL USE PERMIT, in RA-2, Residential Pages 69 - 80
District for a group home within 1000' of an existing group
home and accessory off-site parking located at 327 & 333 S.
Spring Ave. and 516 W. 12th St.
Legal Description: Lots 1-4, Block 6, Folsom's
Addition, Minnehaha County
Staff Jason Bieber
Petitioner Gary Tuschen
Recommendation Approval

12. 2013-12-10: CONDITIONAL USE PERMIT, in C-2, General Pages 81 - 86
Commercial District to allow motor vehicle sales, display and
rental located at 3501 E. 10th St.
Legal Description: Tract 46A, County Auditors
Subdivision, Minnehaha County
Staff Jason Bieber
Petitioner Joe Stanford
Recommendation Approval

13. 2013-12-13: SPECIAL USE PERMIT in Subarea A, Sanford Pages 87 - 92
Sports Complex Planned Development District to allow on-sale
alcohol located at 2210 W. Pentagon Place.
Legal Description: Lot 6, Block 1, Sanford Sports
Complex Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Rich Adcock
Recommendation Approval

14. 2013-12-14: CONDITIONAL USE PERMIT, in RD, Residential Pages 93 - 100
District to allow accessory off-site parking located west of
S. Dakota Ave. and south of W. 28th St.
Legal Description: Lots 1 thru 9, Block 2 Jackson Park
Addition and Lots 13 & 14, Block 1 Mark Twain Addition,
Minnehaha County
Staff Jason Bieber
Petitioner Jeff Kreiter
Recommendation Approval

15. 2013-12-18: CONDITIONAL USE PERMIT, in C-2, General Pages 101 - 108
Commercial to allow motor vehicle sales, display and rental
located at 2023 S. Minnesota Ave.
Legal Description: Lots 10-12 Block 17 University
Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Jeremy Munce
Recommendation Approval

16. 2013-11-22: FINAL DEVELOPMENT PLAN in Subarea A, Pages 109 - 120
Interstate Crossings Business Park Planned Development
District to construct a data center located at 5500 S.
Broadband Lane.
Legal Description: Lot 10A & the E 156' of Lot 10B,
Block 2, Interstate Crossings Business Park Addition,
Lincoln County.
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval

17. 2013-11-09: PRELIMINARY SUBDIVISION PLAN for Willow Ridge II Addition for a residential development located at Pages 121 - 134
E. 10th Street & Six Mile Road.
Legal Description: A part of the E1/2 of the SW ... of
Section 17, T101N, R48W of the 5th P.M., Minnehaha County.
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

REGULAR AGENDA APPROVAL

18. 2013-12-06: REZONE from RS-2, Residential District to Pages 135 - 142
the RD, Residential District for allowed uses located at
1122 N. Duluth Ave.
Legal Description: Lot 2, Block 6, Brookings
Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Shreen Ranschau - Affordable Housing Solutions
Recommendation Approval

19. 2013-12-07: REZONE from RS-2, Residential District to Pages 143 - 150
the RD, Residential District for allowed uses located at
1111 N. Duluth Ave.
Legal Description: Lot 14, Block 11, Brookings
Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Shreen Ranschau - Affordable Housing Solutions
Recommendation Approval

20. 2013-12-12: FUTURE LAND USE PLAN AMENDMENT to change a Pages 151 - 160
neighborhood employment center to a community employment
center located at the southeast corner of W. 85th St. and
S. Tallgrass Ave.
Legal Description: The NW 1/4 (except Tract 1) of
Butzer's Addition of Section 20, Township 100N, Range 50W,
Lincoln County
Staff Jason Bieber
Petitioner Joel Dykstra
Recommendation Approval

21. 2013-12-08: CONDITIONAL USE PERMIT, in RA-2, Pages 161 - 168
Residential District to allow accessory off-site parking

located at 1914 S. Spring Ave.

Legal Description: Lots 17 & 18, Block 16 University
Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Chris Pappas
Recommendation None

22. 2013-12-09: MINOR AMENDMENT in Subarea A, Hazeltine Pages 169 - 176
Planned Development District to allow RD, Residential,
density, lot area, and setbacks for residential uses within
Block 11, Hazeltine Addition located at the northwest
corner of W. Benson Rd. and N. Marion Rd.
Legal Description: Block 11, Hazeltine Addition,
Minnehaha County
Staff Diane de Koeyer
Petitioner Steve Van Buskirk
Recommendation Approval

ADJOURNMENT