

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, June 4, 2014
6:00 PM

Chair: Nick Sershen
Vice Chair: Andi Anderson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, June 4, 2014 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).

INFORMATIONAL ITEM
CONSENT AGENDA

1. APPROVAL OF MAY 7, 2014 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2014-05-03: REZONE from the RA-2, Apartment Residential District; CN, Conservation District & LW, Live/Work District to the RA-2, Apartment Residential District; CN, Conservation District & LW, Live/Work District for allowed forms located southeast of W. 81st St. & S. Audie Ave. intersection. Pages 1 - 8
Legal Description: A portion of Tract 4, Fischernich Addition, Lincoln County, as shown by exhibit.
Staff Jason Bieber
Petitioner Erik Helland
Recommendation Approval
4. 2014-05-06: REZONE from the AG, Agricultural District to the CN, Conservation District; RD-1, Twin Home/Duplex Residential District; RD-2, Townhome Residential Suburban, RA-2, Apartment Residential District; RA-3, Apartment Residential District and C-2, Commercial District for allowed forms located at the northwest corner of SD Hwy 42 Six Mile Road & East 26th St. Pages 9 - 16
Legal Description: SE 1/4 of the SE 1/4 (Ex: Tract 1A, Dunn's Addition and CO. Aud. Lot H-2 adjacent thereto) Section

19-T101N-R48W, Minnehaha County, as shown by exhibit.
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

5. 2014-05-07: REZONE from the AG, Agricultural District to Pages 17 - 24
the CN, Conservation District; RA-3, Apartment Residential
District; C-2, Commercial District and C-3, Commercial
District for allowed forms located at the northeast corner of
SD Hwy 42 Six Mile Rd. & E. 26th St.
Legal Description: Tract A of Assam's Addition in the W
1/4 Section 20-T101N-R48W of the 5th P.M. along with Tract 3
(Except Lot X, and Co. Aud. Lot H-1 SW 1/4, and Co. Aud. Lot
H-2 S1/2 SE1/4, and Lot H1 in Tract 3, Lot H2 in Tract 3, Lot
H-3 in Tract 3) Perry Warren Estate's Addition in Section 20-
T101N-R48W, Minnehaha County.
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval
6. 2014-05-08: REZONE from the AG, Agricultural District to Pages 25 - 32
the I-1, Light Industrial District for allowed forms located
west of S. Discovery Ave. & south of W. 12th St.
Legal Description: Beginning at the Northeast Corner of
Lot 1, Block 1 of Rocky Ridge II Addition, Minnehaha County,
as shown by exhibit.
Staff Jason Bieber
Petitioner Dan Aesoph
Recommendation Approval
7. 2014-05-13: REZONE from the C-3, Commercial-Community to Pages 33 - 38
the RA-1, Apartment Residential-Low Density for allowed forms
located at S. Bahnson and E. 11th St.
Legal Description: North 33' of vacated 11th St.
adjacent and the South 80.25' of Tract 52; North 80.25' and
South 160.5' of Tract 51; North 33' of vacated 11th St.
adjacent and the South 80.25' of Tract 51 of County Auditor's
Subdivision, Minnehaha County.
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval
8. 2014-05-14: REZONE from the RA-1, Apartment Residential Pages 39 - 44
District to the RA-3, Apartment Residential District for
allowed forms located at Willow Run Golf Course at SD Hwy 42 &
E. Six Mile Rd.
Legal Description: Tract 3, Willow Run Addition and A
Portion of Tract 1, Willow Run Addition as shown by exhibit,
Minnehaha County, as shown by exhibit.
Staff Diane de Koeyer
Petitioner Erica Beck
Recommendation Approval
9. 2014-05-15: REZONE from the RA-2, Apartment Residential Pages 45 - 52
District and the LW, Live Work District to the RD-2, Townhome

Residential District and the CN, Conservation District for allowed forms located to the west of S. Hanson Ave. & W. Bridger St.

Legal Description: A portion of N 1/2 SW 1/4 Section 17-100N-R50W of 5th PM, Minnehaha County, as shown by exhibit.

Staff Jason Bieber

Petitioner Jason Benson

Recommendation Approval

10. 2014-05-16: REZONE from the C-2, Commercial District to Pages 53 - 58 the S-1, General Institutional District for allowed forms at the northwest corner of 69th St. & S. Southeastern Ave.

Legal Description: A portion of the S 1/2 of the SE 1/4 of Section 12, Minnehaha County, as shown by exhibit.

Staff Jason Bieber

Petitioner Norman Drake

Recommendation Approval

11. 2014-05-17: REZONE from the C-2, Commercial District to Pages 59 - 66 the C-3, Commercial District for allowed forms located at the northeast corner of 69th St. & Cliff Ave.

Legal Description: A Portion of the South Half of SW 1/4 of Section 12-100, Lincoln County, as shown by exhibit.

Staff Jason Bieber

Petitioner Lanny Auringer

Recommendation Approval

12. 2014-05-19: REZONE from the RA-2, Apartment Residential District to the RD-2, Townhome Residential District for allowed forms located at southwest corner of Grand Slam Ave. & E. 45th St. Pages 67 - 72

Legal Description: Portion of Tract 1 & Outlot A Diamond Fields Estates Addition, Minnehaha County, as shown by exhibit.

Staff Jason Bieber

Petitioner Clint Ackerman

Recommendation Approval

13. 2014-05-01 CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct a telecommunications tower. Pages 73 - 78

Legal Description: Part of the S. 950' of the W. 600' of the SW 1/4, of the SE 1/4, lying N. of Tracts 1 and 2 therein, Section 4, T101-R49W, Minnehaha County.

Staff Diane de Koeyer

Petitioner Mark Bieniek

Recommendation Approval

14. 2014-05-02: CONDITIONAL USE PERMIT in the C-2, Neighborhood and Street Car Commercial District to allow a full-service restaurant within 250' of a sensitive use. Pages 79 - 84

Legal Description: Blocks 64 & 65, Capitol Hill Addition, Minnehaha County.

Staff Diane de Koeyer

Petitioner Dan Weiss

Recommendation Approval

15. 2014-02-04: PRELIMINARY SUBDIVISION PLAN for Canterbury Pages 85 - 96
 Heights North Addition located southwest of Great Bear.
 Legal Description: Tract 1 of Knochenmus Addition,
 Minnehaha County.
 Staff Jason Bieber
 Petitioner Pat Beckman
 Recommendation Approval
16. 2014-05-04: PRELIMINARY SUBDIVISION PLAN for Cedar Pines Pages 97 - 106
 Addition.
 Legal Description: SE 1/4 of the SE 1/4 (Ex: Tract 1A,
 Dunn's Addition and CO. Aud. Lot H-2 adjacent thereto)
 Section 19-T101N-R48W, Minnehaha County.
 Staff Jason Bieber
 Petitioner Eric Willadsen
 Recommendation Approval
17. 2014-05-05: PRELIMINARY SUBDIVISION PLAN for Ponderosa Pages 107 - 116
 Highlands Addition.
 Legal Description: Tract A of Assam's Addition in the
 W 1/4 Section 20-T101N-R48W of the 5th P.M. along with
 Tract 3 (Except Lot X, and Co. Aud. Lot H-1 SW 1/4, and Co.
 Aud. Lot H-2 S1/2 SE1/4, and Lot H1 in Tract 3, Lot H2 in
 Tract 3, Lot H-3 in Tract 3) Perry Warren Estate's Addition
 in Section 20-T101N-R48W, Minnehaha County.
 Staff Jason Bieber
 Petitioner Eric Willadsen
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

18. 2014-04-01: REZONE from the AG, Agriculture District to Pages 117 - 126
 the RA-2, Apartment Residential District for allowed forms,
 located at 9000 W. 26th St.
 Legal Description: East 1/2 of Tract 1 Talsma 2nd
 Addition, as shown by exhibit.
 Staff Jason Bieber
 Petitioner Jim Dunham
 Recommendation Approval
19. 2014-04-04: REZONE from the LW, Live/Work District to Pages 127 - 134
 the C-2, Commercial District for allowed forms located at
 the southwest corner of W. 57th St. and S. Nevada Ave.
 Legal Description: A portion of the Rolling Hills
 Subdivision in Lincoln County, as shown by exhibit.
 Staff Diane de Koeper
 Petitioner Reggie Kuipers
 Recommendation Denial

20. 2014-05-10: REZONE from the C2 & C4, Commercial; CN, Open Space; O, Office/Institutional; RA-2 & RA-1, Apartment Residential; RS, Single-Family Residential Districts to the C2, C3 & C4, Commercial; CN, Open Space; O, Office/Institutional; RA-3, RA-2 & RA-1, Apartment Residential; LW, Live/Work; RD-1, Twin Home/Duplex Residential and RS, Single-Family Residential for allowed forms located at Dawley Farm Village at E. 26th St. and S. Powderhouse Rd.
Legal Description: S 30 Acres in the SE 1/4 of the SW 1/4 and a Portion of the E 1/2 of Section 24, Minnehaha County, as shown by exhibit.
Staff Diane de Koeyer
Petitioner Dick Dempster
Recommendation Approval
Pages 135 - 142
21. 2014-05-20: REZONE from the RD-1, Twinhome/Duplex Residential and the RS, Single-Family Residential District to the RA-1, Apartment Residential District; RD-2, Townhome Residential District for allowed forms located at 69th St. & Southeastern Ave.
Legal Description: Portion of Tract 2 Emerald Valley Addition, Lincoln County, as shown by exhibit.
Staff Jason Bieber
Petitioner Brady Hyde
Recommendation Approval
Pages 143 - 150
22. 2014-05-12: CONDITIONAL USE PERMIT for the construction of an accessory parking lot.
Legal Description: Lots 1-12, Block 7 and Lots 1-12, Block 10 All in Park Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner Brad Schipper
Recommendation Approval
Pages 151 - 156
23. 2014-05-18: CONDITIONAL USE PERMIT for the construction of an accessory parking lot.
Legal Description: Lots 17 & 18 Block 16, University Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner Chris Pappas
Recommendation Denial
Pages 157 - 164
24. 2014-05-09: ALTERNATIVE SITE PLAN to allow a 4 high fence in lieu of a 6 high berm at a parking lot adjacent to multi-family residential.
Legal Description: Tract 1, Cottonwood Heights Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner Aaron Hultgren
Recommendation Approval
Pages 165 - 170
25. 2014-05-11: ALTERNATIVE SITE PLAN to allow a 4 high fence in lieu of a 6 high berm at the location of a storm water pond adjacent to residential.
Legal Description: Lots 1-2, Block 7 and Lots 1-12,
Pages 171 - 176

Block 10 All in Park Addition, Minnehaha County.
Staff Diane de Koeyer
Petitioner Orlen Tschetter
Recommendation Approval

ADJOURNMENT