

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, July 2, 2014
6:00 PM

Chair: Nick Sershen
Vice Chair: Andi Anderson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, July 2, 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 JUNE 4, 2014 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2014-06-03: REZONE from AG, Agriculture District to RS, Pages 1 - 6
Single Family-Residential- Suburban for allowed forms located east and west of N. Marlow Ave and north of E. Fairway Dr.
Legal Description: Tract 1 of Knochenmos Addition in the NW. 1/4 of NE. 1/4 of Section 12 T-101 N. R49 W. Minnehaha County as shown in exhibit
Staff Diane de Koeyer
Petitioner Pat Beckman
Recommendation Approval
4. 2014-06-04: REZONE from RS, Single-Family Residential- Pages 7 - 12
Suburban to RD-1, Twin Home/ Duplex Residential - Suburban for allowed forms located at the northwest corner of S. Purdue Ave and W. Lobelia St.
Legal Description: Lots 2-8 Block 5 Elrods Addition.
Staff Diane de Koeyer
Petitioner Brady Hyde
Recommendation Approval

5. 2014-06-06: REZONE From AG, Agriculture District to the C-2, Commercial- Neighborhood and Streetcar; C-3, Commercial - Community; O, Office; RA-3, Apartment Residential- High Density; & RD-2, Townhome Residential- Suburban Districts for allowed forms located at the southeast corner of W. 85th & S. Tallgrass Ave. Pages 13 - 20
 Legal Description: NW 1/4 except tract 1 of Butzer's Addition of Section 20 Township 100 N., Range 50 W. of the 5th P.M., Lincoln County, SD.
 Staff Jason Bieber
 Petitioner Joel Dykstra
 Recommendation Approval
6. 2014-06-07: REZONE from C-2, Commercial- Neighborhood and Streetcar; and RA-2, Apartment Residential- Moderate Density to C-3, Commercial- Community; RA-3, Apartment Residential- High Density; & RD-2, Townhome Residential- Suburban for allowed forms located at the southwest corner of E. 57th St. & S. Sycamore Ave. Pages 21 - 28
 Legal Description: Tract 2 Stern's Addition, City of Sioux Falls, Lincoln County, SD.
 Staff Jason Bieber
 Petitioner Joel Dykstra
 Recommendation Approval
7. 2014-06-01: PRELIMINARY SUBDIVISION PLAN for Dawley Farm Addition located at the NW. corner of E. 26 St. & South Dakota Hwy. 100 & the SW. corner of E. 12th St. & South Dakota Hwy. 100. Pages 29 - 40
 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 Jason Bieber
 Petitioner Pat Schwebach
 Recommendation Approval
8. 2014-06-10 PRELIMINARY SUBDIVISION PLAN for Canterbury Heights North Addition Phase 2, located at N. Cactus Drive. Pages 41 - 52
 Legal Description: Lots 1-5, Block 5 and Lot 1, Block 6, Canterbury Heights Addition
 Staff Jason Bieber
 Petitioner Pat Beckman
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

9. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PLANNING AND ZONING APPLICATION FEES. Pages 53 - 53
 Staff Jason Bieber
 Petitioner City of Sioux Falls - Planning Department
 Recommendation Approval

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS SD, AMENDING THE CODE Pages 54 - 55
 OF ORDINANCES OF THE CITY BY AMENDING CHAPTER 160: ZONING,
 SUBCHAPTER FEES.
 Staff Shawna Goldammer
 Petitioner City of Sioux Falls - Zoning
 Recommendation Approval
11. 2014-05-20: REZONE from the RD-1, Twinhome/Duplex Pages 56 - 63
 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 north of E.
 69th St. and west of S. Southeastern Ave.
 Legal Description: Portion of Tract 2 Emerald Valley
 Addition, Lincoln County, as shown by exhibit.
 Staff Jason Bieber
 Petitioner Clint Ackerman
 Recommendation Approval
12. 2014-06-02: REZONE from the AG, Agriculture District to Pages 64 - 71
 the RD-1 Twin Home/ Duplex Residential- Suburban for allowed
 forms located at 50 N. Knoll Drive.
 Legal Description: Portion of Tract 8 & a portion of
 Cactus Drive in Cactus Heights Townsite in S. 1/2 of NW. 1/
 4 of Sec 12 T-101 R49 W. Minnehaha County as shown by
 exhibit.
 Staff Diane de Koeyer
 Petitioner Pat Beckman
 Recommendation Approval
13. 2014-06-08: CONDITIONAL USE PERMIT in the DD2 Form to Pages 72 - 81
 allow a bed and breakfast located at 804 S. Phillips Ave.
 Legal Description: The S. 41 feet of Lot 1 of Gale s
 Subdivision of the E. part of block D of Gale s 7th
 addition to Sioux Falls, Minnehaha County, South Dakota.
 Staff Virginia Torzewski
 Petitioner Karen Johnson
 Recommendation Approval
14. 2014-06-09: INTIAL DEVELOPMENT PLAN for the Sanford Pages 82 - 89
 Medical and Educational Complex Planned Unit Development
 located west of S. Ellis Rd. and north of W. Lancaster Dr.
 Legal Description: Lot 1A , Block 1 of Westwood Valley
 Addition
 Staff Diane de Koeyer
 Petitioner Paul Korn
 Recommendation Approval

NEW BUSINESS

ADJOURNMENT