

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

Chair: Nick Sershen  
Vice Chair: Andi Anderson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, August 6, 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 JULY 2, 2014 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2014-07-06: REZONE from RS, Single-Family Residential- Suburban District to O, Office District for allowable forms located at 4324 S Minnesota Ave. Pages 1 - 8  
Legal Description: Part of Tract 3, Vista Ridge Addition, Minnehaha County as shown by exhibit  
Staff Diane de Koeyer  
Petitioner Jeff Boldt  
Recommendation Approval
4. 2014-07-07: REZONE from the RS, Single Family Residential- Suburban & RA-1, Apartment Residential-Low Density Districts to O, Office District for allowable forms located at 1709 & 1715 S Cleveland Ave. Pages 9 - 16  
Legal Description: N 120 of the E 167 of the South 402 , Lot 6 & The N 30 of the S 282 of the E 167 of Lot 6, Riverview Addition, Minnehaha County  
Staff Virginia Torzewski

Petitioner Sigprops LLC  
Recommendation Approval

5. 2014-07-08: REZONE from RA-3, Apartment Residential-High Density District to S-1 General Institutional District for allowable forms located at 111 W 17th St. Pages 17 - 28  
Legal Description: Block H Gales 7th Addition Tracts 8 & 9, Minnehaha County  
Staff Jason Bieber  
Petitioner Amy Vohs  
Recommendation Approval

6. 2014-07-09: INITIAL DEVELOPMENT PLAN in the S-2, Sanford Sports Complex Planned Unit Development located north of W. Benson Rd. and east of N. Westport Ave. Pages 29 - 36  
Legal Description: SE 1/4 of Section 31-102-49, Minnehaha County  
Staff Jason Bieber  
Petitioner Austin Parks  
Recommendation Approval

REGULAR AGENDA APPROVAL

7. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT VARIOUS LOCATIONS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS Pages 37 - 48  
Staff Jason Bieber  
Petitioner Shawna Goldammer  
Recommendation Approval

8. 2014-07-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct an off premise sign a maximum of 672 square feet located at 1501 N Minnesota Ave. Pages 49 - 54

Legal Description: W 130' of Lots 6, 7 & 8 S 249', E40', Lot A, Lot 1, Block 44 Airport Addition.

Staff Jason Bieber  
Petitioner Phil Westra  
Recommendation Approval

9. 2014-07-02: CONDITIONAL USE PERMIT in the O, Office District to allow a place of worship and accessory off-site parking lot within 250 of a DD form, located at 1609 W 11th St. Pages 55 - 62

Legal Description: Lots 1, 2, 7 & 8 in Block 21 of Covell 2nd Addition, All of Vacated Alley & Lots 10 & 11 of Block 22 Covell 2nd Addition.

Staff Jason Bieber  
Petitioner John Englehardt  
Recommendation Approval

10. 2014-07-03: CONDITIONAL USE PERMIT for the C-2, Commercial-Neighborhood and Streetcar District for accessory Pages 63 - 68

alcohol within 100 feet of sensitive land uses located at  
1902 S Minnesota Ave.

Legal Description: S 1/2 Vac W 27th St. Lying Adj. &  
Lots 1 & 2 & W19 Lot 12 Blk 8 of the Southlawn Subdivision.

Staff Virginia Torzewski  
Petitioner Anna Clarissa Santos  
Recommendation Approval

11. 2014-07-04: CONDITIONAL USE PERMIT in the S-2, Pages 69 - 76  
Institutional Campus PUD & RS, Single-family Residential -  
Suburban for accessory off-site parking lot located at 2601 S  
Prairie Ave.

Legal Description: Lots 1 thru 5, Block 1 Hillside  
Addition.

Staff Diane de Koeyer  
Petitioner Frank Hughes  
Recommendation Approval

12. 2014-07-10: CONDITIONAL USE PERMIT in the S-2, Pages 77 - 84  
Institutional Campus Planned Unit Development to construct a  
parking lot within 250' of DD forms located at the southwest  
corner of E. 23rd St. and S. Cliff Ave.

Legal Description: Lots 9A & 10-13, Belmont Addition,  
Minnehaha County

Staff Diane de Koeyer  
Petitioner Paul Korn  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT