

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, April 1, 2015
6:00 PM

Chair: aNDI aNDERSON
Vice Chair: Steve Gaspar
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, April 1, 2015 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 MARCH 4, 2015 MINUTES OF REGULAR MEETING.

2. MARCH PLATS

3. 2054-2014: REZONE from the AG, Agriculture District to the Pages 1 - 6 RS, Single-family Residential - Suburban District for allowed forms located at 3205 S. Six Mile Rd.
Legal Description: Tract 1, Katie Addition, City of Sioux Falls, Minnehaha County
Staff Jason Bieber
Petitioner Victor Pugach
Recommendation Approval

4. 2249-2015: REZONE from AG, Agriculture District to RS, Pages 7 - 14 Single Family-Residential- Suburban for allowed forms located east and west of N. Marlow Ave. and north of E. Paddington St.
Legal Description: Tract 1 of Knochenmos Addition in the NW 1/4 of NE 1/4 of Section 12 T-101 N. R49 W., City of Sioux Falls, Minnehaha County as shown by exhibit
Staff Diane de Koeyer
Petitioner John Schutte
Recommendation Approval

5. 2275-2015: REZONE from the AG, Agriculture District to the C-2, Commercial- Neighborhood and Streetcar and the O, Office Districts for allowed forms located at 7901 E. 57th St. Pages 15 - 22
Legal Description: Krull Tract 1, SW 1/4, SW 1/4 section 32-T101N-R48W of the 5th P.M. City of Sioux Falls, Minnehaha County, South Dakota
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

6. 2353-2015: REZONE from the RS, Single-family Residential - Suburban, CN, Conservation, POPUD, Pedestrian Orientated Planned Unit Development, RD-1, Twin home/Duplex Residential, RA-2, Apartment Residential - Medium Density, LW, Live-Work and C-2, Commercial - Neighborhood and Streetcar Districts to the RS, Single-family Residential, RD-2, Townhome Residential - Suburban, RA-3, Apartment Residential - High Density, LW, Live-Work, O, Office and C-2, Commercial - Neighborhood and Streetcar District for allowed forms located north of E. Madison St. and east/west of proposed Highway 100. Pages 23 - 30
Legal Description: E1/2 SE1/4 (EX H1, H2, & EX TRACT 1 KNOCHENMUS 2ND ADDN) & SE1/4 NE1/4 (EX KNOCHENMUS ADDN) 12-101-49 SIOUX FALLS CITY UNPLATTED, as shown by exhibit, City of Sioux Falls, Minnehaha County
Staff Jason Bieber
Petitioner Joel Dykstra
Recommendation Approval

7. 2361-2015: REZONE from the O, Office District to the RA-2, Apartment Residential Moderate Density and C-2, Commercial Neighborhood and Streetcar District for allowed forms located south of W. 57th St. and east of S. Marion Rd. Pages 31 - 38
Legal Description: Outlot A, Taylor Heights Addition, as shown by exhibit, City of Sioux Falls, Lincoln County
Staff Jason Bieber
Petitioner Michael Bender
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8. 2341-2015: REZONE from the RS, Single-family Residential - Suburban and RD-1, Twin Home/Duplex Residential - Suburban Districts to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 504 & 604 S. Hillview Rd. Pages 39 - 44
Legal Description: Lots 5 & 6, Block 3, East Acres Subdivision, City of Sioux Falls, Minnehaha County
Staff Diane de Koeyer
Petitioner Bryant Soberg

Recommendation

None

9. 2360-2015: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 216 S. Blauvelt Ave. Pages 45 - 52
 Legal Description: W103.84' LOT 9 & E44' W16' LOT 10 & E44' W16' S19' LOT 11 BLK 3 DUNNING & WAGNER'S EAST SIOUX FALLS ADDN , City of Sioux Falls, Minnehaha County.
 Staff Jason Bieber
 Petitioner Kevin Kane
 Recommendation None
10. 2332-2015: ALTERNATIVE SITE PLAN to provide an alternative buffer yard located at 111 W. 17th St. Pages 53 - 62
 Legal Description: Block H, Gales 7th Addition, Tracts 8 & 9, Unplatted 21-101-49, City of Sioux Falls, Minnehaha County
 Staff Jason Bieber
 Petitioner Amy Vohs
 Recommendation Approval
11. 2183-2015: PRELIMINARY SUBDIVISION PLAN for USF South Campus Addition located east of S. Cliff Ave. and north and south of E. 77th St. Pages 63 - 72
 Legal Description: Tract A, Pike Addition, City of Sioux Falls, Lincoln County, SD.
 Staff Jason Bieber
 Petitioner Eric Willadsen
 Recommendation Deferral

NEW BUSINESS

PLANNING COMMISSIONER RECOGNITION OF SERVICE

ADJOURNMENT