

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, June 3, 2015  
6:00 PM

Chair: Andi Anderson  
Vice Chair: Steve Gaspar  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, June 3, 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).

CONSENT AGENDA

1. APPROVAL OF MAY 6, 2015 MINUTES OF REGULAR MEETING.
2. MAY PLATS
3. 2543- 2015: REZONE from the C-2, Commercial Neighborhood Pages 1 - 6 and Streetcar and I-1, Light Industrial Districts to the Downtown Planned Unit Development for allowed forms located north of E. 8th St. and east and west of N. Weber Ave.  
Legal Description: CO AUD SUB SE ... S 196 TRACT 4 16 101 49 & VAC WEBER AVE ADJ 16-101-49 SIOUX FALLS CITY UNPLATTED & LOT 1 TRACT 4 CO AUD SUB SE1/4 16 101 49 LOT 1 16-101-49 SIOUX FALLS CITY UNPLATTED & ALL N OF C 7TH ST IN TRACT 4 SE1/4 16 101 49 16-101-49 SIOUX FALLS CITY UNPLATTED  
& S1/2 VAC 5TH ST & VAC ALLEY & E1/2 VAC FALLS AVE ALL LYING ADJ & LOTS BLOCK 37 SHAWS SIOUX FALLS ADDN LOT 18 BLK 37 SHAWS SIOUX FALLS ADDN & TRACT B ILL CENTRAL RR SUB LOTS 17, 18 & S32' 16 & TRACT A OF LOT 6 GRAHAMS ADDN BLK 38 SHAWS SIOUX FALLS ADDN & LOT 1A, 2A, 3A AND E150 LOT 4A, LOT 4A (EX E150) & ALL LOT 5A GRAHAM'S ADDN TO CITY OF SIOUX FALLS & CHICAGO & NORTHWESTERN RAILROAD ROW NE1/4 16-101-49 SIOUX FALLS CITY UNPLATTED & LOTS A & (PARK) LOT B AND LOT D ILLINOIS CENTRAL GOLF RR CO 3RD ADDN TO CITY OF SIOUX FALLS & W1/2 VAC NORTH FALLS AVE LYING ADJ & LOTS 1 TO LOT 10 BLK 1 MANITOBA ADDN TO CITY OF SIOUX FALLS & TRACT 5, 18 AND 19 SW1/4 16-101-49 SIOUX FALLS CITY UNPLATTED & TRACT 6 SE ... ASSESSED BY STATE 16-101-49 SIOUX FALLS CITY UNPLATTED & TRACT 18 SE ... 16-101-49 SIOUX FALLS CITY UNPLATTED, as shown by

exhibit, City of Sioux Falls, Minnehaha County  
Staff Diane de Koeyer  
Petitioner City of Sioux Falls - Planning Office  
Recommendation Approval

4. 2709-2015: REZONE from the RD-2, Townhome Residential - Pages 7 - 14  
Suburban District to the I-1, Light Industrial District for  
allowed forms located at 504 S. McKnelly Ave.  
Legal Description: NW 1/4 of the S 1/2, Block 2,  
Hayward s Subdivision, City of Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Shane McKnelly  
Recommendation Approval
5. 2729-2015: REZONE from the AG, Agriculture District to Pages 15 - 20  
the RD-1, Twin Home/Duplex Residential District for allowed  
forms located west of S. Infield Ave. and south of E. 41st St.  
Legal Description: Tract 1, Olesen s Addition, City of  
Sioux Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Justin Oakland  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 2341-2015: REZONE from the RS, Single-family Residential Pages 21 - 26  
- 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.  
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
7. 2454-2015: REZONE from the RS, Single-Family Residential Pages 27 - 34  
- Suburban and RD-1, Twin Home/Duplex Residential Suburban  
Districts to the RD-1, Twin Home/Townhome Residential-  
Suburban and RD-2, Townhome Residential - Suburban Districts  
for allowed forms located east and west of N. Pennsylvania  
Ave. and south of W. 54th St. N.  
Legal Description: Lots 16-19, Block 5, Lots 1-14, Block  
6 & Lots 1-9, Block 7, Green Hills Addition, City of Sioux  
Falls, Minnehaha County  
Staff Jason Bieber  
Petitioner Richard Brake  
Recommendation Approval
8. 2734-2015: REZONE from the RS, Single-Family Residential Pages 35 - 42  
Suburban District to the RD-1, Twin Home/Duplex Residential

Suburban District for allowed forms located west of S. Sertoma Ave. and south of W. Stoney Creek St.

Legal Description: Lot 1, Block 10, Memorial Park Estates Addition, City of Sioux Falls, Minnehaha County

Staff Jason Bieber

Petitioner Matt Schultz

Recommendation Approval

9. 2696-2015: CONDITIONAL USE PERMIT in the BCF1 form to Pages 43 - 50  
allow a Funeral Home within 250' from DD, AD or MD forms  
located at the southeast corner of W. 81st St. and S.  
Minnesota Ave.

Legal Description: Lot 1, Block 1, Dakota Crossing Addition, City of Sioux Falls, Lincoln County

Staff Jason Bieber

Petitioner Dave Erickson

Recommendation Approval

10. 2741-2015: ALTERNATIVE SITE PLAN to provide an Alternative Landscape Plan to allow 100% of the required street trees in the right-of-way located at 2000 W. 41st St. Pages 51 - 58

Legal Description: S %, vacated St. & Lots 1-6 (EX S 7 of Lot 6, Block 4, Pettingill & Steadmans Addition, City of Sioux Falls, Minnehaha County

Staff Jason Bieber

Petitioner Kyle Raph

Recommendation Approval

11. 2725-2015: INTITAL DEVELOPMENT PLAN for the Prairie Creek Memory Care Institutional Campus Planned Unit Development located at the northeast corner of W. 57th St. and S. Solberg Ave. Pages 59 - 68

Legal Description: Portion of the SW 1/4, Section 36, T101-R50, City of Sioux Falls, Minnehaha County

Staff Diane de Koeyer

Petitioner Greg Amble

Recommendation Approval

12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING PLANNING AND ZONING APPLICATION FEES. Pages 69 - 72

Staff Jason Bieber

Petitioner Planning and Building Services

Recommendation Approval

13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD REVISITING THE PROJECT PLAN AND BOUNDRY FOR TAX INCREMENT FINANCE DISTRICT 2014A TYLER BLOCK TIF Pages 73 - 78

Staff Brent O'Neil

Petitioner Legacy Development

Recommendation Approval

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT 2015A Pages 79 - 82

PAVILLION SQUARE

Staff Brent O'Neil  
Petitioner Washington Square LLC  
Recommendation Denial

15. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2015A Pages 83 - 84

PAVILLION SQUARE

Staff Brent O'Neil  
Petitioner Washington Square LLC  
Recommendation Denial

NEW BUSINESS

ADJOURNMENT