

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, August 5, 2015  
6:00 PM

Chair: Andi Anderson  
Vice Chair: Steve Gaspar  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, August 5, 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 PRESENTATION ON POTENTIAL TAX INCREMENT FINANCE DISTRICT  
CONSENT AGENDA

1. APPROVAL OF JULY 1, 2015 MINUTES OF REGULAR MEETING.
2. JULY PLATS
3. 3010-2015: REZONE from the RS, Single-Family Residential - Pages 1 - 8  
Suburban District to the RD-1, Twin Home/Duplex Residential -  
Suburban District for allowed forms located south of W. 85th St.  
and east of S. Meredith Ave.  
Legal Description: Portion of the W 1/2 of the NE 1/4,  
Section 21-T100-50W as shown by exhibit, City of Sioux Falls,  
Lincoln County, SD  
Staff Diane deKoeyer  
Petitioner LeMar VanHeuvein  
Recommendation Approval
4. 3029-2015: REZONE from the RD-1, Twin Home/Duplex Residential-Suburban District to the RD-2, Townhome Residential-Suburban District for allowed forms located south of W. 85th St. and east of S. Tallgrass Ave. Pages 9 - 16  
Legal Description: Portion of Tract 3, Lots 7-11, Block 4 & Lots 4-6, Block 5, West Pointe Estates Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Brady Hyde

Recommendation Approval

5. 3072-2015: REZONE from the RS, Single-Family Residential - Suburban and RD-1, Twin Home/Duplex Residential - Suburban Districts to the RS, Single-Family Residential -Suburban, RD-1, Twin Home/Duplex Residential - Suburban and RA-2, Apartment Residential - Moderate Density Districts for allowed uses located at 5201 S. Sycamore Ave.  
Legal Description: Tract 2 and 3, Barber's Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Diane deKoeyer  
Petitioner Mike Barber  
Recommendation Approval Pages 17 - 24
  
6. 3104-2015: REZONE from the C-3, Commercial - Community District to the O, Office District for allowed forms located at 3520 S. Gateway Lane.  
Legal Description: Replat Lot 6B, Block 2, Gateway Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Gene Peska  
Recommendation Approval Pages 25 - 30
  
7. 3106-2015: REZONE from the I-1, Light Industrial District to the RA-3, Apartment Residential - High Density District for allowed forms located at 3801 W. Technology Circle.  
Legal Description: Tract H-1, Lot 2, Block 5, Valhalla Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Erica Beck  
Recommendation Approval Pages 31 - 36
  
8. 3107-2015: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twin Home/Duplex Residential - Suburban, RD-2, Townhome Residential - Suburban & O, Office Districts for allowed forms located at the northwest corner of W. 22nd St. and S. Tea/Ellis Rd.  
Legal Description: The E. 1,774.87 (Except the N. 872.42) of the N % of the SE ..., Section 21 T101N-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval Pages 37 - 44
  
9. 3118-2015: PRELIMINARY SUBDIVISION PLAN for Legacy Ridge Addition located at the northwest corner of W. 22nd St. and S. Tea/Ellis Rd.  
Legal Description: The E. 1,774.87 (Except the N. 872.42) of the N % of the SE ..., Section 21 T101N-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval Pages 45 - 54

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

10. 3105-2015: REZONE from the RS, Single-Family Residential Pages 55 - 64  
- Suburban District to the RA-1, Apartment Residential - Low  
Density District for allowed forms located north of W. 85th  
St. and west of proposed S. Beal Ave.  
Legal Description: Tract 1, Larson's Addition and a  
portion of Tract 1, Van Eckerens Addition as shown by  
exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Palace Construction  
Recommendation Approval
  
11. 2928-2015: CONDITIONAL USE PERMIT in the RE3 Form to Pages 65 - 70  
allow on-sale alcohol beverage establishment within 500' of a  
sensitive use located at 4713 E. 26th St.  
Legal Description: Lot 3, Tract 5, Golden Valley  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Bryant Soberg  
Recommendation Approval
  
12. 3084-2015: CONDITIONAL USE PERMIT in the RE2 Form to Pages 71 - 78  
allow on-sale alcohol beverage establishment within 500' of a  
sensitive use located at 1721 S. Minnesota Ave.  
Legal Description: E 1/2 of the S 2/3 of the SW 1/4 & S  
1/3 of the SE 1/4, Block 54, Park Addition, City of Sioux  
Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Kirby Muilenburg  
Recommendation Approval
  
13. 3096-2015: CONDITIONAL USE PERMIT in the RE3 Form to Pages 79 - 84  
allow on-sale alcohol beverage establishment within 500' of a  
sensitive use located at the northeast corner of W. 85th St.  
and S. Louise Ave.  
Legal Description: Portion of the SW 1/4,  
Tract 1, Poulson's Addition & Tract 3A, Seubert Addition,  
City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Bryant Soberg  
Recommendation Approval
  
14. 3110-2015: INTIAL DEVELOPMENT PLAN AMENDMENT for an S-2, Pages 85 - 92  
Institutional Campus Planned Unit Development located at 4309  
W. Creekside Circle.  
Legal Description: Portion of the SW ... of the SE ...,  
Section 36-T101-R50W  
Staff Diane deKoeyer  
Petitioner Greg Amble  
Recommendation Approval

15. A RESOLUTION DESIGNATING THE PROJECT BOUNDARY FOR TAX Pages 93 - 124  
INCREMENT FINANCE DISTRICT 2015A PAVILION SQUARE  
Staff Brent O'Neil  
Petitioner Washington Square LLC  
Recommendation Approval

A. Motion to designate the boundary of Tax Increment Finance District 2015A-  
Pavilion Square

B. Motion to recommend approval of Tax Increment Finance District 2015A -  
Pavilion Square designated boundaries

16. A RESOLUTION ADOPTING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT  
2015A PAVILION SQUARE  
Staff Brent O'Neil  
Petitioner Washington Square LLC  
Recommendation Approval

A. Motion to adopt the Project Plan for Tax Increment Finance District 2015A  
- Pavilion Square

B. Motion to recommend approval of the Project Plan for Tax Increment Finance  
District 2015A - Pavilion Square

17. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 125 - 128  
OFF-PREMISE SIGN SECTION OF THE 2013 SHAPE PLACES ZONING  
ORDINANCE OF THE CITY OF SIOUX FALLS  
Staff Shawna Goldammer  
Petitioner City of Sioux Falls Planning and Building Services  
Recommendation Approval

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 129 - 130  
DEFINITIONS AND UT2 FORM SECTIONS OF THE 2013 SHAPE PLACES  
ZONING ORDINANCE OF THE CITY OF SIOUX FALLS  
Staff Jeff Schmitt  
Petitioner City of Sioux Falls - Planning and Building Services  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT