

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 2, 2015
6:00 PM

Chair: Andi Anderson
Vice Chair: Steve Gaspar
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, September 2, 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 AUGUST 5, 2015 MINUTES OF REGULAR MEETING.

2. AUGUST PLATS

3. 2541-2015: REZONE from the RD-1, Twin Home/Duplex Residential and C-2, Commercial - Neighborhood and Streetcar Districts to the C-4, Commercial - Regional District for allowed forms located at the northwest corner of W. 41st St. and S. Duluth Ave. Pages 1 - 10
Legal Description: Lots 1-11 & 14-21, Block 4, Roger Mills Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jim Heine
Recommendation Approval

4. 3236-2015: REZONE from the RS, Single-Family Residential - Suburban District to the O, Office District for allowed forms located at 4605 S. Louise Ave. Pages 11 - 18
Legal Description: Lot 2 (EX H-1), Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Bob Winkels
Recommendation Approval

5. 3271-2015: REZONE from AG, Agricultural District to the Pages 19 - 24
RS, Single Family Residential- Suburban District for allowed
forms located southwest of Great Bear Recreation area.
Legal Description: NE ... of the NW ..., Section 12, T101-
R49W, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner David Ahlers
Recommendation Approval
6. 3285-2015: REZONE from the RA-1, Apartment Residential- Pages 25 - 32
Low-Density District to the C-2, Commercial- Neighborhood and
Streetcar District for allowed forms located at 4800 S. Louise
Ave.
Legal Description: Lot 1(EX H-1), Block 3, Cottonwood
Heights Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Raquel Blount
Recommendation Approval
7. 3223-2015: PRELIMINARY SUBDIVISION PLAN for Copper Creek Pages 33 - 44
Estates Addition located at the southwest corner of E. 26th
St. and S. Six Mile Rd.
Legal Description: E 1/2 of the NW 1/4, Section 30,
T101N-R48W, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Kim Buell
Recommendation Approval
- CONSENT AGENDA APPROVAL
- REGULAR AGENDA APPROVAL
8. 3238-2015: REZONE from the CN, Conservation District to Pages 45 - 54
the RA-1, Apartment Residential-Low Density District for
allowed forms located at the southwest corner of W. 12th St.
and S. Discovery Ave.
Legal Description: Tract 9 of Rocky Ridge Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Nick VanOverschelde
Recommendation Approval
9. 3263-2015: CONDITIONAL USE PERMIT in the BCF1 form to Pages 55 - 66
allow flat roofing and stone veneer within 250' of DD or AD
forms located at 2401 W. Trevi Place.
Legal Description: Lot 1A, Block 5, Three Fountains
Addition, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Todd Stone
Recommendation Approval
10. 3233-2015: ALTERNATIVE SITE PLAN FOR A PARKING REDUCTION Pages 67 - 76
ALTERNATIVE PLAN in the S-1, General Institutional District

located at 5200 W. Lake Shore Blvd.

Legal Description: Lot 5, Lorraine Towne Center

Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber

Petitioner Garrett Peters

Recommendation Approval

NEW BUSINESS

ADJOURNMENT