

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, October 7, 2015  
6:00 PM

Chair: Andi Anderson  
Vice Chair: Steve Gaspar  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, October 7, 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 SEPTEMBER 2, 2015 MINUTES OF REGULAR MEETING.
2. SEPTEMBER PLATS

CONSENT AGENDA APPROVAL

3. 3335-2015: REZONE from the RS, Single-Family Residential - Pages 1 - 8  
Suburban & RD-1, Twin Home/Duplex Residential District to the REC, Recreation District for allowed forms located at 6601 S. Hemingstone Trail.  
Legal Description: Lot 7, & Vacated S. Meredith Ave.,  
Block 12, Prairie Hills West Addition, City of Sioux Falls,  
Lincoln County, SD  
Staff Jason Bieber  
Petitioner Mike Patten - City of Sioux Falls, Parks and Recreation  
Department  
Recommendation Approval
4. 3456-2015: REZONE from the RA-2, Apartment Residential - Pages 9 - 16  
Moderate Density and C-3, Commercial - Community Districts to the RA-3, Apartment Residential - High Density for allowed forms located at the southeast corner of E. 41st St. and S. Veterans Parkway.  
Legal Description: Portion of the NW 1/4, Section 31-101-

58 as shown by exhibit, City of Sioux Falls, Minnehaha County,  
SD

Staff Jason Bieber  
Petitioner Chuck Moss  
Recommendation Approval

5. 3494-2015: REZONE from the C-2, Commercial - Neighborhood Pages 17 - 26 and Streetcar & C-3, Commercial - Community Districts to the C-4, Commercial - Regional District for allowed forms located at 1600-1700 W. Russell St.  
Legal Description: E 1/2 of Lot 2, Lots 3-5, W 75' of Lot 6, S 20' of Lots 9-11, Lots 12-13, Lot 14A, W 75' of Lot 16, Lots 17-19, E 1/2 of Lot 20, Block 55, Airport Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Lanny Auringer  
Recommendation Approval
  
6. 3499-2015: REZONE from the RS, Single-Family Residential - Suburban District to the I-1, Light Industrial District for allowed forms located at 504 and 528 S. Van Eps Ave.  
Legal Description: N 1/2 of the SW 1/4 (EX N 4'), S 1/2 of the SW 1/4, Block 2, Daniels Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Dave Brende  
Recommendation Approval
  
7. 3500-2015: REZONE from the RD-1, Twin Home/Duplex Pages 27 - 34 Residential District to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at 3210 S. Summit Ave.  
Legal Description: Lot 14, Block 3, Roger Mills 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Dick Dempster  
Recommendation Approval
  
8. 3504-2015: REZONE from the LW, Live/Work District to the Pages 35 - 42 RS, Single-Family Residential - Suburban and RD-2, Townhome Residential - Suburban District for allowed forms located at the northeast corner of W. 22nd St. and S. Ellis Rd.  
Legal Description: Portion of the SW 1/4 of Section 22-101-50 as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Chuck Point  
Recommendation Approval
  
9. 3510-2015: REZONE from the O, Office District to the C-2, Pages 43 - 50 Commercial Neighborhood and Streetcar District for allowed forms located at the southwest corner of W. 53rd St. and S. Louise Ave.  
Legal Description: Lots 1-3, Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer

Petitioner Justin Laird  
Recommendation Approval

10. 3288-2015: PRELIMINARY SUBDIVISION PLAN for Imani Ridge Pages 51 - 60  
Addition located southwest of Great Bear Recreation Area  
Legal Description: NE 1/4 of the NW 1/4, Section 12-  
101-49, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Erik Case  
Recommendation Approval
  
11. 3503-2015: PRELIMINARY SUBDIVISION PLAN for Graystone Pages 61 - 70  
Heights Addition located at the southwest corner of E. 57th  
St. and S. Sycamore Ave.  
Legal Description: Tract 2 (Except Lot H-1 and  
Government Lot 1) Stern's Addition, City of Sioux Falls,  
Lincoln County, SD  
Staff Jason Bieber  
Petitioner Graystone Heights  
Recommendation Approval

REGULAR AGENDA APPROVAL

12. 3274-2015: REZONE from the O, Office District to the C- Pages 71 - 78  
2, Commercial - Neighborhood and Streetcar District for  
allowed forms located at 6201 S. Minnesota Ave.  
Legal Description: E % of Lot 3A, Block 8, Prairie  
Meadows 2nd Addition, as shown by exhibit, City of Sioux  
Falls, Lincoln County, SD  
Staff Diane deKoeyer  
Petitioner Ryan Tysdal  
Recommendation Approval
  
13. 3279-2015: CONDITIONAL USE PERMIT in the RE3 form for Pages 79 - 84  
accessory outdoor storage located at 1525 W. Burnside St.  
Legal Description: Tract 2, Peck s Addition, City of  
Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Jeff Murphy  
Recommendation Approval
  
14. 3507-2015: CONDITIONAL USE PERMIT to allow an electronic Pages 85 - 90  
message center in a residentially zoned district located at  
1400 S. Duluth Ave.  
Legal Description: Block 34, Park Addition, City of  
Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Brian Frentz  
Recommendation Approval
  
15. 3511-2015: CONDITIONAL USE PERMIT in the RE3 form to Pages 91 - 98  
allow an on-sale alcoholic beverage establishment with 500  
of a sensitive use located at the southwest corner of E.

Arrowhead Parkway and S. Foss Ave.

Legal Description: Lot 5 & 6, Block 3, East Acres  
Addition, City of Sioux Falls, Minnehaha County, SD.  
Staff Diane deKoeyer  
Petitioner Bryant Soberg  
Recommendation Approval

16. 3099-2015: INTIAL DEVELOPMENT PLAN in the S-2, Pages 99 - 112  
Institutional Campus Planned Unit Development for the USD  
Research Park located at the southeast corner of W. 60th St.  
N. and N. Marion Rd.  
Legal Description: Tract 1, South Dakota Public  
Universities and Research Center Addition, City of Sioux  
Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Richard Nasser Jr.  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT