

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, November 4, 2015
6:00 PM

Chair: Andi Anderson
Vice Chair: Steve Gaspar
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, November 4, 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 OCTOBER 7, 2015 MINUTES OF REGULAR MEETING.
2. OCTOBER PLATS
3. 3669-2015: REZONE from RS, Single-Family Residential Pages 1 - 8
Suburban District to the RS, Single-Family Residential
Suburban District with conditions to modify the side yard
setback from 15 feet to 10 feet located south of W. 85th St and
west of S. Western Ave.
Legal Description: Lot 3, 3A, 3G and Lot 4 of Block 2,
Timber Oak Estates Addition, City of Sioux Falls, Lincoln
County, SD
Staff Jason Bieber
Petitioner Preston Mettler
Recommendation Approval
4. 3675-2015: REZONE from RT-1, Single-Family Residential Pages 9 - 18
Traditional to RA-1, Apartment Residential Low Density for
allowed forms located at 700 N. French Ave.
Legal Description: Lot 1, Hubers Addition, City of Sioux
Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Wayne Wagner
Recommendation Approval

5. 3676-2015: REZONE from O, Office to RA-1, Apartment Residential Low Density for allowed forms located at 800 S. Sycamore Ave. Pages 19 - 26
Legal Description: Lot 7 in Block 1 of Sycamore Green Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Wayne Wagner
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 2358-2015: REZONE from AG, Agriculture District to the CN, Conservation and RD-1, Twin Home/Duplex Residential-Suburban Districts for allowed forms located north of W. 41ST St. and west of S. Tea/Ellis Rd. Pages 27 - 34
Legal Description: Part of the SW ... of Section 28, T101N-R63W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Jon Broek
Recommendation Deferral
7. 3238-2015: REZONE from the CN, Conservation District to the RD-1, Twin Home/Duplex Residential- Suburban & RA-1, Apartment Residential- Low Density Districts for allowed forms located at the southwest corner of W. 12th St. and S. Discovery Ave. Pages 35 - 44
Legal Description: Tract 9 of Rocky Ridge Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Nick VanOverschelde
Recommendation Approval
8. 3665-2015: REZONE from AG, Agriculture District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at the southeast corner of W. 85th St. and S. Brett Ave. Pages 45 - 52
Legal Description: Lot 1 of Luden s Subdivision of Tract 1, Section 20-T100N-R50W, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Daniel Costello
Recommendation Approval
9. 3507-2015: CONDITIONAL USE PERMIT AMENDMENT to allow an electronic message center in a residential zoning district and amend the condition placed by the Planning Commission at the October 7th, 2015 Planning Commission Meeting, located at 1400 S. Duluth Ave. Pages 53 - 64
Legal Description: Block 34, Park Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Brian Frentz

Recommendation None

10. 3678-2015: ALTERNATIVE SITE PLAN for a Signage Pages 65 - 78
Alternative Plan located at 1600 W. Russell St.
Legal Description: Lots 4 & 5 W75, Lots 6 & 16 and all of
Lots 17 & 18, Block 55, Airport Addition, City of Sioux
Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeremy Josephson - Ace Neon Signs
Recommendation Approval
11. 3590-2015: INITIAL DEVELOPMENT PLAN AMENDMENT in the Lake Pages 79 - 86
Lorraine Pedestrian Orientated Planned Unit Development to
allow an increase in signage allowance, located at the
southeast corner of S Marion Rd and W. Lake Shore Blvd.
- Legal Description: (Ex E. 1296 & Ex Lot H1 & Ex Lake
Lorraine Addition) Lot 5 Sioux Falls Farmstead Resub Sec 25-
101-50, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Steve VanBuskirk
Recommendation Approval

NEW BUSINESS

ADJOURNMENT