

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 6, 2016
6:00 PM

Chair: Andi Anderson
Vice Chair: Steve Gaspar
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, January 6, 2016 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 DECEMBER 2, 2015 MINUTES OF REGULAR MEETING.
2. DECEMBER PLATS

CONSENT AGENDA APPROVAL

3. 2358-2015: REZONE from AG; Agriculture District & RD-1, Pages 1 - 10
Twin Home/Duplex Residential Suburban Districts to the CN;
Conservation, RS, Single-family Residential Suburban 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.
Legal Description: A portion of the SW ... of Section 28,
T101N-R63W as shown by exhibit, City of Sioux Falls, Minnehaha
County, SD
Staff Diane de Koeyer
Petitioner Jon Broek
Recommendation Approval
4. 3867-2015: REZONE from the LW, Live Work District to the Pages 11 - 20
O, Office District for allowed forms located at the northeast
corner of S. Hosta Ave. and E. 57th St.
Legal Description: Tract 1 and a portion of Lot 2, Block
3, Brooks Crossing Addition as shown by exhibit, City of Sioux
Falls, Minnehaha County, SD

Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval

5. 3898-2015: REZONE from POPUD District to the RD-1; Twin Home/Duplex Residential - Suburban District for allowed forms located west of N. Marion Rd., east of W. Yukon Trail and north of W. Benson Rd. Pages 21 - 28
Legal Description: Lots 7, 13A, 13B, 14A and 14B, Block 11, Hazeltine Addition & a portion of SE 1/4 (EX E. 50' Marion Road ROW & Hazeltine Addition) Section 35-T102-R50W as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

6. 3938-2015: REZONE from the RS, Single-Family Residential Suburban and RD-1, Twin Home/Duplex Residential Suburban Districts to the RD-2, Townhome Residential Suburban, LW, Live/Work and CN, Conservation Districts for allowed forms, located west of S. Sycamore Ave. and between E. 61st and E. 65th Streets. Pages 29 - 36
Legal Description: Tracts 1-3, Barbers Addition & Tract 1, Knobloch s Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Diane de Koeyer
Petitioner Mike Barber
Recommendation Approval

REGULAR AGENDA APPROVAL

7. 3937-2015: CONDTIIONAL USE PERMIT in the RE3 form to allow an automotive drive thru area adjacent to a DD form, located at the southwest corner of W. 53rd St. and S. Louise Ave. Pages 37 - 44
Legal Description: Lots 1-3, Block 1, Hel-Ray Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Brent Antonen
Recommendation Approval

8. 3891-2015: ALTERNATIVE SITE PLAN to provide an alternative landscape plan located at 4701 N. Westport Ave. Pages 45 - 50
Legal Description: Lot 5, Block 1, Jansmick Addition, City of Sioux Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Brian Jans
Recommendation Approval

9. 2359-2015: PRELIMINARY SUBDIVISION PLAN for Westwood Valley II Addition located north of W. 41st St. and west of Tea/Ellis Rd. Pages 51 - 60
Legal Description: A portion of the SW ... of Section 28, T101N-R63W, Minnehaha County, SD.

Staff Jason Bieber
Petitioner Damian Greble
Recommendation Deferral

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 61 - 62
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX
FALLS.

Staff Jason Bieber
Petitioner Jeff Schmitt - Planning and Building Services
Recommendation Approval

11. ELECTION OF OFFICERS

NEW BUSINESS

ADJOURNMENT