

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, May 4, 2016  
6:00 PM

Chair: STEVE GASPAR  
Vice Chair: Kurt Johnson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, May 4, 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 APRIL 6, 2016 MINUTES OF REGULAR MEETING.
2. APRIL PLATS
3. 4333-2016: REZONE from the AG, Agriculture District to the Pages 1 - 10  
RA-2, Apartment Residential Moderate Density & C-2,  
Commercial Neighborhood and Streetcar Districts for allowed  
forms located at the southeast corner of E. 41st St. and S.  
Sparta Ave.  
Legal Description: Tract 6, Majestic Meadows Addition as  
shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval
4. 4342-2016: REZONE from the AG, Agriculture to the CN, Pages 11 - 20  
Conservation, RA-3, Apartment Residential High Density, LW,  
Live/Work and C-2, Commercial Neighborhood and Streetcar  
District for allowed forms located at the southeast corner of  
E. 69th St. and S. Beal Ave.  
Legal Description: Tract 4B & 6, Beal s Addition as  
shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Clint Ackerman  
Recommendation Approval

5. 4468-2016: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban district to the O, Office district located at 400 S. Cleveland Ave. Pages 21 - 30  
Legal Description: CO Auditors Subdivision, tract 1 of the SW 1/4, SW 1/4 14-101-49, Lot 4, Lyon's Homesite Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Rick Bishop  
Recommendation Approval
6. 4475-2016: REZONE from the AG, Agriculture district to the RS, Single Family Residential - Suburban district located at north and south of W. 65th St. and east of Tea/Ellis Rd. Pages 31 - 36  
Legal Description: Tracts 1 & 2, Jepson's Addition, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval
7. 4481-2016: REZONE from the LW, Live Work district to the CN, Conservation district located at south of E. 57th St. and west of S. Graystone Ave. Pages 37 - 42  
Legal Description: Portion of Tract 2, Whispering Woods South Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Erica Beck  
Recommendation Approval
8. 4494-2016: REZONE from the RD-1, Twin home/Duplex Residential - Suburban district to I-1, Light Industrial district located at 1400 N. Cleveland Ave. Pages 43 - 50  
Legal Description: Lot A in Tract 1 of the County Auditor's Subdivision of the NW 1/4 of Section 11, T101N, R49W, and a portion of Lot C of Ellis and Eastern Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kurt Loudenback  
Recommendation Approval
9. 4374-2016: PRELIMINARY SUBDIVISION PLAN for Phase 1 of the Beal II Addition located south of W. 69th St. and east of Beal Ave. Pages 51 - 60  
Legal Description: Tract 4B & 6 Beal II Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Clint Ackerman  
Recommendation Approval
10. 4399-2016: PRELIMINARY SUBDIVISION PLAN for Phase II of Majestic Meadows Addition located south of E. 41st St. and east of S. Sparta Ave. Pages 61 - 70  
Legal Description: Tract 6, Majestic Meadows Addition,

Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval

11. 4488-2016: PRELIMINARY SUBDIVISION PLAN for Jepson's Pages 71 - 78  
Addition located at north and south of W. 65th St. and east  
of Tea/Ellis Rd.  
Legal Description: Tracts 1 & 2, Jepson's Addition,  
City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Kelly Nielson  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 4485-2016: REZONE from the RD-1, Twin home/Duplex Pages 79 - 86  
Residential - Suburban district to the C-2, Commercial -  
Neighborhood and Streetcar district located at 3301 S.  
Garfield Ave.  
Legal Description: Lot 6, Block 2, Roger's Park  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner John Taylor  
Recommendation Denial
13. 4464-2016: CONDITIONAL USE PERMIT for stealth Pages 87 - 96  
communications tower located at 2210 W. 69th St.  
Legal Description: Lot 1A in Block 2 of Remington  
Pointe Addition to the City of Sioux Falls, Lincoln County,  
SD  
Staff Jason Bieber  
Petitioner Curt Walter  
Recommendation Approval
14. 4482-2016: CONDITIONAL USE PERMIT for on sale alcohol Pages 97 - 100  
within 500' of a sensitive use located at 2401 W.12th St.  
Legal Description: E 45' (Ex H-2) Lot 10, block 3,  
Beverly Garden's Addition, City of Sioux Falls, Minnehaha  
County, SD  
Staff Jason Bieber  
Petitioner Thomas Thompson  
Recommendation Approval
15. 4509-2016: CONDITIONAL USE for on sale alcohol within Pages 101 - 106  
500' of a sensitive use located at 1701 E. 10th St  
Legal Description: (Ex H-1) W 1/3 Lots 10-12, Block  
4, Dunning and Wagner's East Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Ezekiel Osman

Recommendation Approval

16. 4487-2016: ALTERNATIVE SITE PLAN for an alternative Pages 107 - 112  
landscaping plan located at 605 W. 81st St  
Legal Description: Tract 1, Garden Village II  
Addition, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Ryan Rients  
Recommendation Approval
  
17. 4490-2016: ALTERNATIVE SITE PLAN for parking reduction Pages 113 - 122  
alternative plan located at 5100 W 12th St  
Legal Description: Lot 1, P & J Enterprises Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Chad Radel  
Recommendation Approval
  
18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 123 - 126  
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX  
FALLS.  
Staff Jason Bieber  
Petitioner Jeff Schmitt  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT