

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

Chair: STEVE GASPAR  
Vice Chair: KURT JOHNSON  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, July 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 JUNE 1, 2016 MINUTES OF REGULAR MEETING.
  
2. JUNE PLATS
  
3. 4722-2016: REZONE from the RD-1, Twin Home/Duplex Residential- Suburban District to the RT-1 Single Family Residential - Traditional District for allowed forms located at 810 S. 10th Ave. Pages 1 - 6  
Legal Description: Lot 7, Block 8 of Rowland's Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Dan Parker  
Recommendation Approval
  
4. 4746-2016: REZONE from the O, Office District to the CN, Conservation District for allowed forms located south of W. 5th St. and east of N. Marion Rd. Pages 7 - 12  
Legal Description: Tract A of Legacy North Farm Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Monte Miller  
Recommendation Approval
  
5. 4846-2016: REZONE from the RT-1, Single-Family Pages 13 - 18

Residential Traditional District to the RT-2, Townhome  
Residential Traditional District for allowed forms located  
at 715 721 W. 13th St.  
Legal Description: E 1/2 E 1/2 of Lot 3, Block 16 and E  
44' W 3/4 Lot 1 to Lot 3, Block 16, and E 44' W 3/4 Lot 1 to  
Lot 3, Block 16 of Folsom's Addition to City of Sioux Falls,  
Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

6. 4847-2016: REZONE from the RT-2, Townhome Residential Pages 19 - 24  
Traditional District to the LW, Live-Work District for allowed  
forms located at 301 S. Prairie Ave.

Legal Description: E 66 1 and N 36 E 66 2 Block 30  
Pettigrew s Addition, City of Sioux Falls, Minnehaha County,  
SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

7. 4848-2016: REZONE from the RT-1, Single-Family Pages 25 - 30  
Residential Traditional District to the S-1, General  
Institutional District for allowed forms located at 421 W. 7th  
St.

Legal Description: (EX W 44 and EX E 66 and EX W5 S31  
E71) Lots 1 and Lot 2 Block 2 Bennett s 1st Addition, City of  
Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

8. 4849-2016: REZONE from the RS, Single-Family Residential Pages 31 - 36  
Traditional District to the RD-1, Twinhome/Duplex  
Residential Suburban District for allowed forms located at  
1215 E. 28th St.

Legal Description: E 1/2 Lot 1 to Lot 4 Block 12 Scott s  
1st Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

9. 4851-2016: REZONE from the RS, Single-Family Residential Pages 37 - 42  
Suburban District to the RD-1, Twinhome/Duplex Residential  
Suburban District for allowed forms located at 3301 N. Aurora  
Cir.

Legal Description: Lot 5 Block 1 Haley Park Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval

10. 4867-2016: REZONE from the O, Office District to the C- Pages 43 - 50  
3, Commercial Community District for allowed forms located  
at 5000 W. 26th St.

Legal Description: Portion of Lot 3 in Tract 1, St. Michael s Addition, as shown by exhibit City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Paul Reynolds, RCM Services  
Recommendation Approval

11. 4868-2016 REZONE from the RD-1, Twinhome/Duplex Residential Suburban District to the O, Office District for allowed forms located at 2109 S. Silverthorne Ave. Pages 51 - 58  
Legal Description: A portion Tract 6 of the Copper Creek Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner SportGames  
Recommendation Approval
12. 4871-2016: REZONE from the RS, Single-Family Residential Suburban District to the RT-1, Single-Family Residential Traditional District for allowed forms located at 2101 S. Euclid Ave. Pages 59 - 64  
Legal Description: E 1/2 1 & Lot 2 Block 15 of Gerrish and Lord s Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Agape Construction  
Recommendation Approval
13. 4873-2016: REZONE from the O, Office District to the C- 2, Commercial Neighborhood and Streetcar District for allowed forms located at the northeast corner of W. 24th St. and S. Spring Ave. Pages 65 - 72  
Legal Description: Portion of the S 44' NE 1/4 & S 44' NW 1/4 & N 44' SW 1/4 & W 49.6' S 88' SW 1/4 & N 44' SE 1/4 Block 48 Park Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner BHI Construction, Inc.  
Recommendation Approval
14. 4777-2016: PRELIMINARY SUBDIVISION PLAN for Sycamore Springs Addition located at the southwest corner of S. Sycamore Ave. and E. 61st St. Pages 73 - 82  
Legal Description: Barber's Tract 2, 7-100-49 City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Pat Schwebach  
Recommendation Approval
15. 4874-2016: PRELIMINARY SUBDIVISION PLAN for South Cliff Grasslands Addition located at north of E. 85th St. south of proposed Veteran s Pkwy and west of S. Cliff Ave. Pages 73 - 82  
Legal Description: N 1/2 SE 1/4 (EX 8.31 acres) & N 570 SE 1/4 SE 1/4 (EX PT SOLD & Lot H-1 & H-2), City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber

Petitioner Eric Willadsen  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

16. 4850-2016: REZONE from the RT-1, Single-Family Residential Traditional District to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at 724 E. 8th St. Pages 83 - 88  
Legal Description: Lot 15 Block 7 Dakota Improvement Co s 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Sophie Johnson  
Petitioner Jeff Schmitt - Planning Department  
Recommendation Approval
17. 4870-2016: REZONE from the RD-1, Twinhome/Duplex Residential Suburban District, to the C-2, Commercial Neighborhood and Streetcar District for allowed forms located at 1800 W. 41st St. Pages 89 - 98  
Legal Description: Lot 8, Lot 9, S 27.5 of Lot 10 and the S 1/2 of Lot 5, all in Block 12 of Pettingill and Steadman s Addition to Sioux Falls and a portion Lot 8 & Lot 9 of Golden Rule Subdivision of part of Blocks 11 and 12 of Pettingill and Steadman s Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Bruce Nerison  
Recommendation Approval & Denial
18. 4796-2016: CONDITIONAL USE for on-sale alcoholic beverage establishment within 500' of a sensitive land use located at 2501 W. 10th St. Pages 99 - 104  
Legal Description: Tract B, Block 9, Bradley's 1st Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Jim Bruns  
Recommendation Approval
19. 4833-2016: CONDITIONAL USE for on-sale alcoholic beverage establishment within 500' of a sensitive land use located at south of W. 55th St. and east of S. Louise Ave. Pages 105 - 110  
Legal Description: (Ex: H-1) Lots 1, 8, & 9, Block 3, Cottonwood Heights Addition to the City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Patrick Milber  
Recommendation Approval
20. 4834-2016: CONDITIONAL USE PERMIT for a full-service restaurant within 250 of a sensitive land use located at 1601 S. Sycamore Ave. Pages 111 - 116

Legal Description: Tract 1 (Ex: S 17 St) and Tracts  
2, 3, & 4 of Hy-Vee Addition to the City of Sioux Falls,  
Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Jeff Pierce  
Recommendation Approval

21. 4864-2016: CONDITIONAL USE PERMIT for on-sale Pages 117 - 122  
alcoholic beverage establishment within 500 of a sensitive  
land use located at 3101 W. 41st St.

Legal Description: Tract 2 (EX W 20 & EX H-1) Dakota  
Investment Addition, City of Sioux Falls, Minnehaha County,  
SD  
Staff Diane deKoeyer  
Petitioner Jennifer Kelly, Cota LLC  
Recommendation Approval

22. 4865-2016: CONDITIONAL USE PERMIT for accessory Pages 123 - 128  
alcoholic beverage establishment within 100 of a sensitive  
land use located at 5015 S. Western Ave.

Legal Description: Portion of Block 5 (EX Lot 1 and  
Lot & EX Lot H-1) River Crossing Addition, City of Sioux  
Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Kenneth Vos  
Recommendation Approval

23. 4866-2016: CONDITIONAL USE PERMIT for on-sale Pages 129 - 134  
alcoholic beverage establishment within 500 of a sensitive  
land use located at 5415 W. 41st St.

Legal Description: Lot 3 Clock Tower Addition, City  
of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Steve Schroeder  
Recommendation Approval

24. 4678-2016: ALTERNATIVE SITE PLAN for an Alternative Pages 135 - 142  
Buffer Yard located at 5800 S. Bahnson Ave.

Legal Description: Lot 1, Block 6, Whispering Woods  
South Addition to the City of Sioux Falls, Lincoln County,  
SD  
Staff Jason Bieber  
Petitioner Dick Dempster  
Recommendation Approval

25. 4856-2016: INTIAL DEVELOPMENT PLAN AMENDMENT for the Pages 143 - 150  
University of Sioux Falls Institutional Campus Planned Unit  
Development located at 1101 W. 22nd St.

Legal Description: Vacant streets lying adjacent (EX  
University of Sioux Falls Addition) & Tracts 3-5 University  
of Sioux Falls Addition and Block 37 & Block 44 University  
subdivision & Dakota Collegiate Institution & Tract 1 &  
Lots 1-3 Co Aud Subdivision & Tracts 2, 3, 4 & 5 and N 95 E  
1/2 Block 53 & N 64 NW 1/4 Block 53 & Block 54 Ellis  
Subdivision & Block 55 & Block 58 Hollister s S. College

Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Stacey McMahon, KH Architects  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT