

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, October 5, 2016
6:00 PM

Chair: Steve Gaspar
Vice Chair: Kurt Johnson
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, October 5, 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 SEPTEMBER 7, 2016 MINUTES OF REGULAR MEETING.

2. SEPTEMBER PLATS

3. 5329-2016: REZONE from the RD-2, Townhome Residential Suburban, CN, Conservation and LW, Live/Work Districts to the RD-2, Townhome Residential Suburban, CN, Conservation and LW, Live/Work Districts for allowed forms located south of E. 57th St. and west of S. Sycamore Ave. Pages 1 - 10
Legal Description: Portion of Tract 2 and 3, Barber s Addition; Tract 1, Knobloch s Addition, Section 7-100-49 as shown by exhibit, City of Sioux Falls, Lincoln County
Staff Jason Bieber
Petitioner Mike Barber
Recommendation Approval

4. 5555-2016: REZONE from AG, Agriculture District to the RS, Single-Family Residential - Suburban District for allowed forms located at 7820 S. Brande Ave. Pages 11 - 16
Legal Description: Tract 4, Pinewood Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Kelly Nielson
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

5. 5397-2016: REZONE from S-1, General Institutional District, to the C-3, Commercial Community District, for allowed forms located at 1200 E. 3rd St. Pages 17 - 36
Legal Description: (EX H-1) Block 4 of Lawler s Addition to the City of Sioux Falls, Minnehaha County, SD.
Staff Jason Bieber
Petitioner Qadar Sadat
Recommendation Denial
6. 5539-2016: CONDITIONAL USE PERMIT for the Wm1 form to be located in an area where traffic will be from a local or residential street located at the northwest corner of W. 2nd St. and N. Harlem Ave. Pages 37 - 44
Legal Description: Tract 1, Block 10 and N 1/2 Vac. W. 2nd St.; S 1/2 Vac. W 1st St. & E 1/2 Vac. N. Haley Ave. adj. and all Lots 11 & 12, 1 & 2, & N9' Lot 3, Block 10; Harrison's Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Lanny Auringer
Recommendation Approval
7. 5631-2016: CONDITIONAL USE for an electronic message center sign in a residential zoning district located at 235 N. Prairie Ave. Pages 45 - 50
Legal Description: Pettigrew's Subdivision, Lots 1, 3, & 4, Lots 1 through 4, Block 26, Bennet's 2nd Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Will Brazica
Recommendation None
8. 5633-2016: CONDITIONAL USE for on sale alcohol within 500' of a sensitive land use located at 5100 E. Garfield St. Pages 51 - 56
Legal Description: Lot 4, Block 1 Arrowhead Parkway Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Don Choate
Recommendation Approval
9. 5662-2016: CONDITIONAL USE for an electronic message center sign in a residential zoning district located at 1800 S. Valley View Rd. Pages 57 - 62
Legal Description: Tract 1, Block 2, Kingswood Estates 3rd Addition to the City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Matt Mulder
Recommendation Approval

10. 5634-2016: ALTERNATIVE SITE PLAN for a decrease in the Pages 63 - 70
Landscape and Buffer Yard located at 901 N. Main Ave.
Legal Description: Lot 18, Block 26 and Vacated 1st Ave
& all of 10 and Lot 25, Brookings and Edmunds Addition to the
City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Allison Dvorak
Recommendation Approval
11. An Ordinance of the City of Sioux Falls, SD, Amending the Pages 71 - 72
2013 Shape Places Zoning Ordinance of the City of Sioux Falls
Staff Jeff Schmitt
Petitioner City of Sioux Falls Planning Department
Recommendation Approval
12. A Resolution of the City of Sioux Falls, SD, to adopt Pages 73 - 74
amendments to the 2035 Shape Sioux Falls Comprehensive Plan
Staff Albert Schmidt
Petitioner City of Sioux Falls Planning Department
Recommendation Approval

NEW BUSINESS

ADJOURNMENT