

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, February 1, 2017
6:00 PM

Chair: Kurt Johnson
Vice Chair: SEan Ervin
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, February 1, 2017 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 JANUARY 4, 2017 MINUTES OF REGULAR MEETING.

2. JANUARY PLATS

3. 5397-2016: REZONE from the S-1, General Institutional District to the C-2, Commercial District for allowed forms located at the northeast corner of E. 3rd St. and N. Cliff Ave. Pages 1 - 10
Legal Description: Block 4, Lawler s Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Qadar Sadat
Recommendation Approval

4. 6183-2016: REZONE from the C-2, Commercial and Streetcar District to the I-1, Light Industrial District for allowed forms located at 1500 and 1504 N. Cliff Ave. Pages 11 - 18
Legal Description: Lots 5 to 10, Block 12, Forest Hill Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Randy Hofer
Recommendation Approval

5. 6216-2017: REZONE from the C-3, Commercial Community Pages 19 - 26

District to the C-4, Commercial Regional District for allowed forms located north of I-229 and east of S. Grange Ave.

Legal Description: Tract 3A (Ex Lot 1A) and 2A park South Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber

Petitioner Frank Murphy

Recommendation Approval

6. 6220-2017: REZONE from the C-3, Commercial Community District to the O, Office District for allowed forms located south of W. 69th St. and east of S. Connie Ave. Pages 27 - 34

Legal Description: Sioux Falls-Platinum Valley Addition, Tract 2 (Ex: Part sold and Lewis Drug Addition and Lot H-1), as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Staff Jason Bieber

Petitioner Ryan Tysdal

Recommendation Approval

7. 6115-2016: PRELIMINARY SUBDIVISION PLAN for Aspen Heights Addition located at north of W. Madison St., and west of N. Valley View Rd. Pages 35 - 44

Legal Description: Tract 7, Lally Estates Addition, City of Sioux Falls, Minnehaha County, SD

Staff Jason Bieber

Petitioner Dave Jibben

Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8. 5996-2016: 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 - 54

Legal Description: Lot 1 of Luden's Subdivision of Tract No.1, a portion of the NW 1/4 of the NE 1/4 of Section 20-T100N-R50W of the 5th P.M., as shown by exhibit, City of Sioux Falls, Lincoln County, SD

Staff Jeff Schmitt

Petitioner Dan Costello

Recommendation Approval

9. 6129-2016: REZONE from RT-2, Townhome Residential Traditional District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at the southwest corner of S. 2nd Ave. and E 14th St. Pages 55 - 62

Legal Description: Lots 10 to 12, Block 32, Gale s Addition, City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer

Petitioner Jeff Hazard

Recommendation Approval

10. 6214-2017: REZONE from the RS, Single Family Residential Pages 63 - 74
Suburban District to the RD-2, Townhome Residential
Suburban District for allowed forms located south of W. 5th
St. and west of N. Valley View Rd.
Legal Description: Lots 1 & 2, Block 4, Hayward Meadows
Addition and a portion of Tract A, Block 5, Meadow Ridge
Addition, as shown by exhibit, City of Sioux Falls, Minnehaha
County, SD
Staff Jason Bieber
Petitioner Kelly Nielson
Recommendation Approval
11. 6224-2017: CONDITIONAL USE PERMIT for on sale alcohol Pages 75 - 80
within 500 of a sensitive land use located at the northeast
corner of W. 6th St. and N. West Ave.
Legal Description: S150 measured from and parallel to
S line, Block 5, Lot A, Tract 1, NW ... 17-101-49 and W22.7 ,
Lots 5 to 7 and all Lots 8 & 9, Block 5, Lakeside Addition,
as shown by exhibit, City of Sioux Falls, Minnehaha County,
SD
Staff Jason Bieber
Petitioner David Grevlos
Recommendation Approval
12. 6218-2017: ALTERNATIVE SITE PLAN for an alternative Pages 81 - 88
landscape buffer yard located at 2571 S. Westlake Dr.
Legal Description: Lot 6, Block 2, Lake Lorraine Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Steve Vanbuskirk
Recommendation Approval

NEW BUSINESS

ADJOURNMENT