

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, March 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, March 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 FEBRUARY 1, 2017 MINUTES OF REGULAR MEETING.

2. FEBRUARY PLATS

3. 4674-2016: REZONE from the RS, Single-Family Residential Suburban, O, Office and C-1, Commercial - Pedestrian Oriented Districts to the C-2, Commercial - Neighborhood and Streetcar District for allowed forms located at the northwest corner of E. 26th St. and S. Cliff Ave. Pages 1 - 10
Legal Description: S 1/2 Lot 23 (Ex E. 10), Lots 24-25 (Ex E. 10) Lots 26 & 27, Lot 31 (Ex S 10) Lots 32-37, and the vacated alley lying adjacent thereto, Belmont Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

4. 6120-2016: REZONE from the C-2, Commercial-Neighborhood and Streetcar, RA-2, Apartment Residential Moderate Density, O, Office, and AG, Agriculture Districts to the C-2, Commercial-Neighborhood and Streetcar, LW, Live/Work and RD-1, Twin Home/Duplex Residential Suburban Districts for allowed forms located at the southeast corner of S. Southeastern Ave., and E. 69th St. Pages 11 - 18
Legal Description: North 1,150 of Government Lot 2, NW ... (Ex: Lot H-1) 18TWP-100 RNG -49 North of the 5th P.M.,

as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Damian Greble
Recommendation Approval

5. 6244-2017: REZONE from the C-2, Commercial Neighborhood Pages 19 - 24
and Streetcar District to the C-3, Commercial - Regional
District for allowed forms located at 201 N. Kiwanis Ave.
Legal Description: Lots 3, 5A and Lot 6, Block 6, Pen
Mor Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Ryan Fries
Recommendation Approval

6. 6256-2017: REZONE from the RS, Single-Family Residential Pages 25 - 34
Suburban District to the RD-1, Twin Home/Duplex
Residential Suburban District for allowed forms located east
of S. Sycamore Ave., north of E. Taylor St., and west of S.
Capitol Ave.
Legal Description: Lot 1, Block 40, Capitol Hill
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Mike Schultz
Recommendation Approval

7. 6313-2017: REZONE from the RS, Single-Family Residential Pages 35 - 42
Suburban and RD-1, Twin Home/Duplex Residential Suburban
Districts to the RD-1, Twin Home/Duplex Residential Suburban
and the RD-2, Town home Residential Suburban Districts and
allowed forms located at west of S. Six Mile Rd. and future E.
45th St.
Legal Description: Tract 7, Majestic Meadows Addition,
as shown by exhibit, City of Sioux Falls, Minnehaha County,
SD.
Staff Diane deKoeyer
Petitioner Clint Ackerman
Recommendation Approval

8. 6319-2017: REZONE from the RD-1, Twin Home/Duplex Pages 43 - 52
Residential, C-2, Commercial Neighborhood and Streetcar and
RS, Single-Family Residential Suburban Districts to the CN,
Conservation and O, Office Districts for allowed forms located
south of W. Landscape Pl., west of S. Minnesota Ave., and
north of S. Garden Ct.
Legal Description: Tract A, Block 1B, Tract E, Block 2;
Garden Village Addition and Tract 4A of Fischenich Addition,
as shown by exhibit, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Preston Mettler
Recommendation Approval

9. 6320-2017: REZONE from RD-1, Twin Home/Duplex Residential Pages 53 - 62
Suburban District to the RA-2, Apartment Residential
Moderate Density for allowed forms located east of Veterans
Pkwy and west of Silverthorne Ave.

Legal Description: A Portion of Tract 6, (EX: Lots H1 and H2) Copper Creek Addition, as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Bradyn Neises
Recommendation Approval

10. 6337-2017: REZONE from the RS, Single-Family Residential Pages 63 - 70
Suburban and O, Office Districts to the S-2, Institutional Campus PUD for allowed forms located south of E. 24th St., east of S. 10th Ave., and West of S. Cliff Ave.

Legal Description: Lots 17-22 (Ex: E10 , S15 , Lot 18 & Ex: e 10 , Lots 19-22) and N1/2, Lot 23 (Ex: E10) and Lots 38-44 and the vacated alley lying adjacent thereto Belmont Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeper
Petitioner Eric Willadsen
Recommendation Approval

11. 6345-2017: REZONE from the O, Office District to the C- Pages 71 - 80
2, Commercial Neighborhood and Streetcar District located at 1740 S. St. Michaels Cr.

Legal Description: Lot 3A, Tract 1, St. Michaels Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeper
Petitioner Ryan Holte
Recommendation Approval

12. 6350-2017: REZONE from the RS, Single-Family Residential Pages 81 - 88
Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential Suburban Districts to the RS, Single-Family Residential Suburban, CN, Conservation, and RD-1, Twin Home/Duplex Residential Suburban Districts located north of W. 41st St., and west of Lancaster Dr.

Legal Description: A portion of the SW1/4 of Section 28-101-50 and a portion of Lots 42-53, Block 14, Westwood Valley 2nd Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Damian Greble
Petitioner Jason Bieber
Recommendation Approval

13. 6353-2017: REZONE from the RS, Single-Family Residential Pages 89 - 96
Suburban District to the RA-2, Apartment Residential Moderate Density District for allowed forms located at 1801 S. Bahnson Ave.

Legal Description: Lot 1 (EX H-1), Block 1, Sunnyhill Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Gary Harr
Recommendation Approval

14. 6354-2017: REZONE from RD-1, Twin Home/Duplex Residential Suburban District to the I-1, Light Industrial District for allowed forms located at the southeast corner Pages 97 - 104

of E. Mulberry St. and N. Sherman Ave.
Legal Description: Lots 8-17, Schillings Subdivision
of Forest Hill Addition, City of Sioux Falls, Minnehaha
County, SD
Staff Jason Bieber
Petitioner Lynol Tschetter
Recommendation Approval

15. 6121-2016: PRELIMINARY SUBDIVISION PLAN for Maple Rock Pages 105 - 114
Addition located at the southeast corner of S. Southeastern
Ave. and E. 69th St.
Legal Description: North 1,150 of Government Lot 2, NW
.. (Ex: Lot H-1) 18TWP-100 RNG -49 North of the 5th P.M.,
as shown by exhibit, City of Sioux Falls, Lincoln County,
SD
Staff Jason Bieber
Petitioner Damian Greble
Recommendation Approval

16. 6335-2017: PRELIMINARY SUBDIVISION PLAN for Westview Pages 115 - 124
Estates Addition located at the northwest corner of S.
Katie Ave. and W. Laverne Wipf St.
Legal Description: Tract 1 (Ex: Lot A), N1/2, NE1/4,
28-101-50, Rejoice Lutheran Church Addition, as shown by
exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Dave Jibben
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

17. 6297-2017: CONDITIONAL USE for on sale alcohol within Pages 125 - 130
500 of a sensitive land use located at 6807 S. Louise Ave.
Legal Description: Lot 4, Block 21, Platinum Valley
Addition, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Thanh Nguyen
Recommendation Approval

NEW BUSINESS

ADJOURNMENT