

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

Chair: Kurt Johnson  
Vice Chair: Sean Ervin  
Subject: The City Planning Commission will meet at 6:00 PM on  
Thursday, July 6, 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 JUNE 7, 2017 MINUTES OF REGULAR MEETING.
  
2. JUNE PLATS
  
3. 6687-2017: REZONE from the AG, Agriculture District to the Pages 1 - 6  
RD-1, Twin-home Residential Suburban District located at 4000  
S. Ellis Rd.  
Legal Description: Tract 1, Murphy Tracts, S1/2, NW1/4,  
34-101-50, Wayne Township, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Greg Schipper  
Recommendation Approval
  
4. 6728-2017: REZONE from the AG, Agriculture District to the RS, Pages 7 - 12  
Single-Family Residential Suburban District located south of  
E. Madison St., and east of N. Six Mile Rd.  
Legal Description: Tract 4, Willow Ridge Addition, City  
of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Steve VanBuskirk  
Recommendation Approval
  
5. 6747-2017: REZONE from the RT-1, Single-Family Residential Traditional and C-2, Commercial Neighborhood and Pages 13 - 20

Streetcar Districts to the C-2, Commercial and Neighborhood and Streetcar District located at 1320 S. Minnesota Ave.  
Legal Description: NW ... & N69 of the SW1/4 (Ex: W7 N206.6 ) & NE1/4 (Ex: S69.5 E100 ) Block 13, Sherman s Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Dan Brendtro  
Recommendation Approval

6. 6832-2017: REZONE from the RD-1, Twin Home/Duplex- Residential Suburban District to the RT-1, Single-Family Residential-Traditional District located at 1806 E. Mulberry St. Pages 21 - 26  
Legal Description: W 50', Lot 6, Block 26, Sherman's North Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Nancy Nelson - Kremer  
Recommendation Approval
  
7. 6912-2017: REZONE from the LW, Live/Work District to the O, Office and C-2, Commercial-Neighborhood and Streetcar District located north of W. 57th St., and I-229 Pages 27 - 36  
Legal Description: Tract 1, Hidden Valley Stables Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Joel Dykstra  
Recommendation Approval
  
8. 6937-2017: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the I-1, Light Industrial District for allowed forms located at 5509 N. Quarry Ave. Pages 37 - 42  
Legal Description: Lot 2, Block 12, Granite Valley Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner David Hasvold  
Recommendation Approval
  
9. 6938-2017: REZONE from the RA-2, Apartment Residential - Moderate Density and O, Office Districts to the LW, Live/Work District for allowed forms located at 3810 N. Career Ave. Pages 43 - 50  
Legal Description: N 1/2 of Vacated W. Thelin St. lying adjacent & (Ex Lots 1 & 4) Block 12, Thelin Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Erica Beck  
Recommendation Approval
  
10. 6963-2017: REZONE from the RA-2, Apartment Residential - Moderate Density District to the LW, Live/Work District for allowed forms located at 2601 E. 8th St. Pages 51 - 58  
Legal Description: N 1/2 Vac 9th St & W 1/2 Vac Blaine Ave. lying adjacent & Lots 1 to Lot 8, Block 15 Eastwood Addition to City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Erica Beck

Recommendation Approval

11. 6729-2017: PRELIMINARY SUBDIVISION PLAN for Willow Ridge Pages 59 - 68  
III Addition located south of E. Madison St., and east of N.  
Six Mile Rd.  
Legal Description: Tract 4, Willow Ridge Addition, City  
of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Steve VanBuskirk  
Recommendation Approval

12. 6868-2017: PRELIMINARY SUBDIVISION PLAN for Springdale Pages 69 - 78  
Addition located north of W. 85th St., and east of S.  
Minnesota Ave.  
Legal Description: S1/2, SW1/4 (Ex: Tract 1, Springdale  
Addition and Ex: Lot H-2 & H-1 & Dakota Crossing Addition) of  
S14-T100N-R50W, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Chris Jibbon  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

13. 6219-2017: REZONE from the AG, Agriculture District to Pages 79 - 86  
the LW, Live/Work District for allowed forms located north of  
E. 6th St. and east of N. Bahnson Ave.  
Legal Description: Lot 4, Laceys Homestead Addition,  
City of Sioux Falls, Minnehaha County, SD  
Staff Diane deKoeyer  
Petitioner Lois & Kelly Brown  
Recommendation Approval

14. 6891-2017 REZONE from the RA-1, Apartment Residential - Pages 87 - 94  
Low Density District to the O, Office District located at  
4900 S. Cottonwood Pl.  
Legal Description: (Ex: Lot H-1) Lot 2A, Block 1,  
Cottonwood Heights Addition, City of Sioux Falls, Minnehaha  
County, SD  
Staff Diane deKoeyer  
Petitioner Kenneth Tschetter  
Recommendation Approval

15. 6906-2017: REZONE from the O, Office District to the Pages 95 - 104  
RA-1, Apartment Residential Low Density District located  
at 3201 S. Theodore Ave.  
Legal Description: Tract C, Block 1, Roosevelt South 2nd  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Tom Reeves  
Recommendation Approval

16. 6910-2017:           CONDITIONAL USE for on-sale alcohol within Pages 105 - 110  
500 of a sensitive land use located north of W. 57th St.,  
and I-229  
Legal Description:           Tract 1, Hidden Valley Stables  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff                       Diane deKoeyer  
Petitioner                 Joel Dykstra  
Recommendation Approval

17. 6916-2017:           CONDITONAL USE for an office building to Pages 111 - 118  
not include a pitched roof and exterior brick located at  
6810 S. Minnesota Ave.  
Legal Description:           Lot 23, Block 17, The Lakes at  
Prairie Green, City of Sioux Falls, Lincoln County, SD  
Staff                       Jason Bieber  
Petitioner                 Raquel Blount  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT