

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, August 2, 2017
6:00 PM

Chair: Kurt Johnson
Vice Chair: Steve Ervin
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, August 2, 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 JULY 5, 2017 MINUTES OF REGULAR MEETING.
2. JULY PLATS
3. 6596-2017: REZONE from the Unzoned and I-1, Light Industrial District to the S-1, General Institutional and I-1, Light Industrial Districts located at 1600 W. 51st St. Pages 1 - 10
Legal Description: Lot 3A & 3B and a portion of 3C, Block 2, Western Valley Addition as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval
4. 6980-2017: REZONE from the RA-1, Apartment Residential - Low Density District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 426 W. 7th St. Pages 11 - 20
Legal Description: West 44' of Lot 10 and Lot 11, Block 1, Bennett s First Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Wayne Wagner
Recommendation Approval

5. 6982-2017: REZONE from the RA-1, Apartment Residential - Pages 21 - 30
Low Density District to the RT-1, Single-Family Residential -
Traditional District for allowed forms located at 430 W. 7th
St.
Legal Description: West 45' of the E 89 of Lot 10 and
Lot 11, Block 1, Bennett s First Addition, City of Sioux
Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Wayne Wagner
Recommendation Approval

6. 6998-2017: REZONE from the AG, Agriculture District to Pages 31 - 38
the C-2, Commercial - Neighborhood and Streetcar District for
allowed forms located at the northwest corner of E. 85th St.
and S. Cliff Ave.
Legal Description: Jacobson Tracts A & B, City of Sioux
Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

7. 7071-2017: REZONE from the RA-2, Apartment Residential - Pages 39 - 46
Moderate Density District to the RD-1, Twinhome/Duplex
Residential - Suburban, O, Office & C-2, Commercial -
Neighborhood and Streetcar Districts for allowed forms located
east of S. Sycamore Ave. and north of E. 41st St.
Legal Description: Portion of the south 1/2 of the
southwest 1/4 of Section 25, T101N, R49W as shown by exhibit,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Chuck Point
Recommendation Approval

8. 7078-2017: REZONE from the AG, Agriculture District to Pages 47 - 52
the RS, Single-Family Residential - Suburban District for
allowed forms located north of W. 41st St. and west of S.
Ellis Rd.
Legal Description: East 1/2 of the South 1/2 of the NW
1/4, Section 20-T101-R50W, City of Sioux Falls, Minnehaha
County, SD
Staff Diane deKoeyer
Petitioner Rick Dunlap
Recommendation Approval

9. 7080-2017: REZONE from the O, Office District to the RA- Pages 53 - 62
1, Apartment Residential - Low Density District for allowed
forms located at the northeast corner of W. Benson Rd. and N.
Oklahoma Ave.
Legal Description: Portion of the SW 1/4 (Ex: Green
Hills Addition & Lots H-1-H-5) Section 36-T102-R50W as shown
by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff Vavra
Recommendation Approval

10. 7076-2017: PRELIMINARY SUBDIVISION PLAN for Sunset Creek Pages 63 - 72
Addition located north of W. 41st St. and west of S. Ellis
Rd.
Legal Description: East 1/2 of the South 1/2 of the NW
1/4, Section 20-T101-R50W, City of Sioux Falls, Minnehaha
County, SD
Staff Jason Bieber
Petitioner Rick Dunlap
Recommendation Approval

11. 7085-2017: INTIAL DEVELOPMENT PLAN for CSD Institutional Pages 73 - 80
Campus Planned Unit Development located at the northeast
corner of E. 10th St. and S. Mable Ave.
Legal Description: Lots 1, 2, 3A, 4B & 5A Crowley-
Bussmus Addition, City of Sioux Falls, Minnehaha County SD
Staff Diane deKoeuyer
Petitioner Bruce Nerison
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 6979-2017: CONDITIONAL USE PERMIT for an Off-Premise Pages 81 - 88
Sign located at 4009 W. 41st St.
Legal Description: Tract 6, Sioux Empire Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeuyer
Petitioner Will Brazica
Recommendation Approval

13. 7047-2017: CONDITIONAL USE PERMIT for an Electronic Pages 89 - 94
Message Center sign located in a residential zoning district
located at 3300 E. 18th St.
Legal Description: Lot 4B & Lot 5-12, Block 9, Hilltop
Heights Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeuyer
Petitioner Will Brazica
Recommendation Approval

14. 7084-2017: PRELIMINARY SUBDIVISION PLAN for KNWC Pages 95 - 104
Addition located at the southeast corner of W. 69th St. and
S. Tallgrass Ave.
Legal Description: West 650' of the North 1005' of the
W 1/2 of the NW 1/4 of Section 17-T100N-R50W, City of Sioux
Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Paul Korn
Recommendation Deferral

15. 6839-2017: PRELIMINARY SUBDIVISION PLAN for Legacy Pages 105 - 114
North Farm 2nd Addition located south of W. Madison St.,

east of N. Ebenezer Ave., and west of I-29
Legal Description: Lot A, H1, E1/2, NW1/4, Section 13-101-
50 and Lot A, H1, SW1/4, Section 12-101-50 and Unplatted
NE1/4, NW1/4, (Ex: Lots H1 & H3) Section 13-101-50 and
Unplatted SE1/4 (Ex: Railroad ROW. Ebenezer ROW, Lot H1 &
H2, and Legacy North Farm Addition and part NE1/4 (Ex: Lot
H2) West of I-29 ROW, Section 13-101-50, City of Sioux
Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Deferral

NEW BUSINESS

16. INFORMATIONAL ITEM - CITIZENS PLANNING ACADEMY

ADJOURNMENT