

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

Chair: Kurt Johnson
Vice Chair: Sean Ervin
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, September 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 AUGUST 2, 2017 MINUTES OF REGULAR MEETING.

2. AUGUST PLATS

3. 6725-2017: REZONE from the RS, Single-Family Residential - Pages 1 - 8
Suburban, RD-1, Twin Home/Duplex Residential - Suburban, RA-2,
Apartment Residential - Moderate Density and O, Office Districts
to CN, Conservation, RA-2, Apartment Residential - Moderate
Density, LW, Live/Work and C-4, Commercial Regional District
located at the northeast corner of N. Career Ave and W. Benson
Rd.
Legal Description: SE1/4 (Ex: H1, H3, H4, H5, H6, H7, H8,
H9, and Ex: Pinnacle Point Addition) Section 36-102-50 as shown
by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jon Heck
Recommendation Approval

4. 7098-2017: REZONE from the I-2, Heavy Industrial District Pages 9 - 20
to the REC, Recreation District for allowed forms located at
1210 N. Weber Ave.
Legal Description: (EX. Stockyards Addition) Vacated
Streets Lying Adjacent & Lot 6, Block 42 & Lots 6 & 7, Blocks
43 & All Blocks 54 & 55, Central Sioux Falls Addition & Tract G
(Ex. Tracts G1 & G2) Stockyards Addition, City of Sioux Falls,

Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

5. 7234-2017: REZONE from the I-1, Light Industrial District Pages 21 - 26 to the CN, Conservation District for allowed forms located east of N. Westport Ave. and north of W. 54th St. N.
Legal Description: Lot 2, Block 4, Jansmick Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Mark Mickelson
Recommendation Approval

6. 7241-2017: REZONE from the RD-1, Twin Home/Duplex Residential Suburban District to the S-2, Institutional Campus Planned Unit Development for allowed forms located at Pages 27 - 34
2308, 2400 & 2412 S. Summit Ave.
Legal Description: Lots 20, 23 & 28, Block 29, University 3rd Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Frank Hughes
Recommendation Approval

7. 7270-2017: REZONE from the C-3, Commercial Community District to the RA-1, Apartment Residential Low Density District for allowed forms located at Pages 35 - 40
2301 W. 46th St.
Legal Description: Lots 2 & 3 in Tract 3, Brown Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Caleb Fritzler
Recommendation Approval

8. 7291-2017: REZONE from the AG, Agriculture District to the RD-2, Townhome Residential - Suburban and RA-1, Apartment Residential - Low Density Districts for allowed forms located Pages 41 - 48
at the northwest corner of W. 41st St. and S. Ellis Rd.
Legal Description: Tract 4, Ollerichs Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Brady Hyde
Recommendation Approval

9. 7292-2017: REZONE from the AG, Agriculture and I-1, Light Industrial Districts to the I-2, Heavy Industrial District for allowed forms located at the southeast corner of E. Benson Rd. Pages 49 - 54
and I-229.
Legal Description: NW 1/4 & S 1/2 of Section 2, T101N-R50W, lying north and west of the Big Sioux River (Ex: H-1, H-2, & H-3, Lot 3, Block 1 of Wexford Addition and Tract 1 of Sweetman Trail Addition) as show by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Tom Sweetman

Recommendation Approval

10. 7293-2017: REZONE from the LW, Live/Work District to the Pages 55 - 60
RD-2, Townhome Residential - Suburban District for allowed
forms located south of W. 32nd St. and west of S. Kinderhook
Ave.
Legal Description: Portion of the NW 1/4 of the SW 1/
4 of Section 27, T101N-R50W, as shown by exhibit, City of
Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Chuck Point
Recommendation Approval
11. 7295-2017: REZONE from the C-4, Commercial Regional Pages 61 - 70
District to the I-1, Light Industrial District for allowed
forms, located at the southwest corner of W. Maple St. and N.
Westport Ave.
Legal Description: Lot 2, Tract 3, Knewel s Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Tony Schwartz
Recommendation Approval
12. 7299-2017: REZONE from the RT-1, Single-Family Pages 71 - 78
Residential Traditional and RA-1, Apartment Residential
Low Density Districts to the C-2, Commercial Neighborhood
and Streetcar District for allowed forms located at the
northwest corner of W. 6th St. and S. Minnesota Ave.
Legal Description: E. 50' of Lots 8 & 9, Lots 10 & 11,
Block 1, West Sioux Falls Addition, City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Carol Muller
Recommendation Approval
13. 7307-2017: REZONE from the RA-1, Apartment Residential Pages 79 - 90
Low Density and O, Office Districts to the C-2, Commercial
Neighborhood and Streetcar District for allowed forms located
at the southwest corner of W. 4th St. and N. Minnesota Ave.
Legal Description: North 8' of Lot 15, Lots 16-18, Block 2,
West Sioux Falls Addition to City of Sioux Falls, Minnehaha
County, SD
Staff Diane deKoeper
Petitioner John Meyer
Recommendation Approval
14. 7308-2017: REZONE from the RD-1, Twin Home. Duplex Pages 91 - 96
Residential-Suburban District to the RA-1, Apartment
Residential Low Density District for allowed forms located
at 2201 E. 34th St. N.
Legal Description: Tract 116, (EX Lot 1) Norton Tracts
Subdivision, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeper
Petitioner Paula Haight
Recommendation Approval

15. 7020-2017: PRELIMINARY SUBDIVISION PLAN for Pinnacle Pages 97 - 106
Point Addition located at the northeast corner of W. Benson
Rd. and N. Career Ave.
Legal Description: SE 1/4 (EX H-1 thru H-9 & Pinnacle
Point Addition) Section 36-T102N-R50W, City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Jon Heck
Recommendation Approval

16. 7315-2017: PRELIMINARY SUBDIVISION PLAN for Ollerich Pages 107 - 116
Farms Addition located north of W. 41st St. and west of S.
Ellis Rd.
Legal Description: Tract 4, Ollerichs Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Dave Jibben
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

17. 7248-2017: CONDITIONAL USE PERMIT in the BCF1 Form to Pages 117 - 124
allow an office building without brick siding when adjacent
to DD forms located at 6000 S. Doral Ave.
Legal Description: Lot 1A of Lot M, Prairie Green
Addition, City of Sioux Falls, Lincoln County, SD
Staff Diane deKoeyer
Petitioner Paul Reynolds
Recommendation Approval

18. 7268-2017: CONDITIONAL USE PERMIT for an off-premise Pages 125 - 130
sign located at 3300 N. Potsdam Ave.
Legal Description: Lot 10, Block 1, Myrl & Roys
Development Park Addition, City of Sioux Falls, Minnehaha
County, SD
Staff Diane deKoeyer
Petitioner Karla Steele
Recommendation Approval

19. 7320-2017: CONDITIONAL USE PERMIT in the RE6 form to allow Pages 131 - 136
for residential units on the first floor in the DTPUD
located at 724, 729 N. Main Ave. and 109 W. 2nd St.
Legal Description: Lots 1A, 2A, and 3, Block 3,
Phillips to the Falls Addition and W1/2 of the Vacated
Alley and Lots 1-3, Block 34, Brookings & Edmunds Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Erica Beck
Recommendation Approval

20. 7305-2017: ALTERNATIVE SITE PLAN for buffer yard Pages 137 - 146
requirements located at 1320 S. Minnesota Ave.
Legal Description: West 48 of the SE ... and the NE 1/4 ,
except the S 69.5 of the E 100 thereof, Block 13 of
Sherman s Addition, City of Sioux Falls, Minnehaha County,
SD
Staff Diane deKoeyer
Petitioner Dan Brendtro
Recommendation Approval
21. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 147 - 164
PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT 2017A
Staff Brent O'Neil
Petitioner Erica Beck
Recommendation Approval
A. Motion to designate the boundary of Tax Increment
Finance District 2017-A
- B. Motion to recommend approval of Tax Increment Finance District 2017-A
22. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN
FOR TAX INCREMENT FINANCE DISTRICT 2017A
Staff Brent O'Neil
Petitioner Erica Beck
Recommendation Approval
A. Motion to adopt the Project Plan for Tax Increment Finance
District 2017-A
- B. Motion to recommend approval of the Project Plan for Tax Increment Finance
District 2017-A
23. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 165 - 173
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX
FALLS.
Staff Diane deKoeyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

NEW BUSINESS

ADJOURNMENT