

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, October 4, 2017
6:00 PM

Chair: Kurt Johnson

Vice Chair: Sean Ervin

Subject: The City Planning Commission will meet at 6:00 PM on Wednesday, October 4, 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 SEPTEMBER 6, 2017 MINUTES OF REGULAR MEETING.

2. SEPTEMBER PLATS

3. 7233-2017: REZONE from the RT-1, Single-Family Residential Pages 1 - 12 - Traditional District to the RD-2, Townhome Residential - Suburban District for allowed forms located at 208, 212 & 214 N. Nesmith Ave.
Legal Description: Lot 4, 5 & the S. 35' of Lot 6, Block 7, Dakota Improvement CO's 1st Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Wayne Wagner
Recommendation Approval

4. 7287-2017: REZONE from the AG, Agriculture District to Pages 13 - 18 the RS, Single-Family Residential Suburban District for allowed forms located west of N. Cactus Drive and south of E. Imani Ridge Place.
Legal Description: Lot 5, Block 1, Imani Ridge Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff Broin
Recommendation Approval

5. 7434-2017: REZONE from the AG, Agriculture and RA-2, Pages 19 - 26
Apartment Residential - Moderate Density Districts to the RA-
2, Apartment Residential - Moderate Density and C-2,
Commercial - Neighborhood and Streetcar Districts for allowed
forms located north of E. 85th St. and east of S. Minnesota
Ave.
Legal Description: Portion of Tract 1, Springdale
Addition & Lot H-2 & Dakota Crossing Addition as shown by
exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Erica Beck
Recommendation Approval

6. 7440-2017: REZONE from Unzoned to the DTPUD, Downtown Pages 27 - 34
Planned Unit Development District for allowed forms located
west of S. Franklin St. and between E. 6th and E. 8th St.
Legal Description: Tract 4 and portions of Tract 2 and
Lot B Tract 3 of Burlington Northern Sante-Fe 4th Addition to
the City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

7. 7248-2017: CONDITIONAL USE PERMIT in the BCF1 Form to Pages 35 - 42
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

8. 7432-2017: CONDITIONAL USE PERMIT for on-sale alcoholic Pages 43 - 46
beverage establishment within 500' of a sensitive land use
located at 1027 S. Cleveland Ave.
Legal Description: Lots 6-8, Block 16, Gibboney's R.R.
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Gary Cone
Recommendation Approval

9. 7433-2017: CONDITIONAL USE PERMIT for an accessory Pages 47 - 56
dwelling unit located in the side yard located at 11 Riverview
Heights.
Legal Description: Tract 11B of Riverview Heights
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Walter Carlson
Recommendation Approval

NEW BUSINESS

ADJOURNMENT