

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 3, 2018
6:00 PM

Chair: KurT Johnson
Vice Chair: Sean Ervin
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, January 3, 2018 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 DECEMBER 6, 2017 MINUTES OF REGULAR MEETING.

2. DECEMBER PLATS

3. 7732-2017: REZONE from the RT-1, Single-Family Residential Pages 1 - 8
Traditional & RT-2, Townhome Residential-Traditional
Districts to the C-2, Commercial-Neighborhood and Streetcar
District for allowed forms at 1108, 1116 and 1120 E. 6th St.
Legal Description: East 60 of Lots 1 & 2 & Lots 17 & 18,
Block 4, City View Addition to the City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

4. 7756-2017: REZONE from the RS, Single-Family Residential - Pages 9 - 16
Suburban District to the O, Office District for allowed forms
located at 6161 S. Mogen Ave.
Legal Description: Portion of Lot 16, Block 1, Platinum
Valley Addition as show by exhibit, City of Sioux Falls,
Lincoln County, SD
Staff Jason Bieber
Petitioner Alan Bixler
Recommendation Approval

5. 7758-2017: REZONE from the RT-1, Single-Family Residential - Traditional District to the RT-2, Townhome Residential - Traditional District for allowed forms located at 605 & 607 S. Duluth Ave. Pages 17 - 22
 Legal Description: E. 90' of Lot 13 & E 90' of the S. 2' of Lot 14, Block 9, Grigsby's Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Jeffery Schnekkloth
 Recommendation Approval
6. 7817-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban District for allowed forms located south of E. 45th St. and east of S. Outfield Ave. Pages 23 - 28
 Legal Description: The west 142' of the east 842' of the south 306' of the north 1,636' in the NW 1/4 of Section 31-101N-48W, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Gary Harr
 Recommendation Approval
7. 7855-2017: REZONE from the AG, Agriculture District to the RS, Single-Family Residential - Suburban, RD-1, Twinhome/ Duplex Residential - Suburban & O, Office Districts for allowed forms located at the southeast corner of E. 69th St. and S. Bahnson Ave. Pages 29 - 36
 Legal Description: Tracts 1-3, Leubecher Addition as shown by exhibit, City of Sioux Falls, Lincoln County, SD
 Staff Jason Bieber
 Petitioner Doug Allen
 Recommendation Approval
8. 7872-2017: REZONE from the RS, Single Family Residential Suburban to the RT-1, Single Family Residential Traditional for allowed forms at 209 S. Jefferson Ave. Pages 37 - 42
 Legal Description: Lot 3, Block 15, Braley s 1st Addition to the City of Sioux Falls, Minnehaha County, SD
 Staff Diane deKoeyer
 Petitioner Derek Wochnick
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

9. 7852-2017: CONDITIONAL USE PERMIT of an Electronic Message Center sign located within a residential zoning district located at 4900 E. 49th St. Pages 43 - 50
 Legal Description: Tract 2, Brady Estates Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Diane deKoeyer
 Petitioner Don Vanderlip

Recommendation Approval

10. 7870-2017: CONDITIONAL USE PERMIT for an on-sale Pages 51 - 58
alcoholic beverage establishment within 500' of a sensitive
land use located at 323 N. West Ave.
Legal Description: S 1/2 of Vacated W. 6th St. Lying
Adjacent & (Ex Lot H-1) Lots 1, 2 & 3, Block 1, West Park
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Adanech Abraham
Recommendation Approval
11. 7869-2017: INITIAL DEVELOPMENT PLAN AMENDMENT to the Pages 59 - 68
Augustana University S-2, Institutional Campus PUD located
north of W. 37th St. east of S. Lake Ave. and west of S.
Summit Ave.
Legal Description: (EX H LOTS) E1/2 VAC ALLEY LYING ADJ
TO LOT 9 DENNIS SUB BLK 24 & VAC WALTERS AVE & VAC MENLO AVE
LYING ADJ & VAC PORTION OF W 28TH ST LYING ADJ & HI-RISE
DORMITORY TRACT 1 PT BLKS 21 & 22 & ALL BLKS 9, 10, 21, 23 &
24 & DENNIS SUB LOTS 1 THRU LOT 9 BLK 24 UNIVERSITY ADDN,
BLOCK 22 (EX HI-RISE DORMITORY TR 1) UNIVERSITY ADDN & SW1/
4 NE1/4 (EX E165 W439 N100 S1396 & EX AUGUSTANA MAIN SOUTH
ADDN) & TRACT 1 (EX AUGUSTANA MAIN SOUTH ADDN) & VAC 29TH ST
LYING ADJ 29-101-49, E 165' W 439' N 100' S 1396' (EX N 23'
W 88') W1/2 NE1/4 (POWER PLANT) 29-101-49, TRACT 1, 2, 3, &
4 AUGUSTANA MAIN SOUTH ADDN, NE1/4 NW1/4 NW1/4 SE1/4 &
E33'NW1/4 NW1/4 NW1/4 SE1/4 (EX N33' 33RD ST) 29-101-49, E
130' N 195' W 293.75' (EX S 33' 33RD ST) NW1/4 NW1/4 NW1/
4 SE1/4 29-101-49, S 135' E 110' W 293.75' (EX W 33' ST) & S
20' W 183.75' NW1/4 NW1/4 NW1/4 SE1/4 29-101-49, N115 S135
W183.75 (EX W33) & N196 W163.75 (EX E33 GRANGE AVE & EX S33
33RD ST) NW1/4 NW1/4 NW1/4 SE1/4 29-101-49, S1/2 NW1/4 NW1/
4 SE1/4 (EX 33 ST) & S1/2 NW1/4 SE1/4 (EX HILLSIDE ADDN) 29-
101-49 , VAC STREETS LYING ADJ TO PLATTED PORTIONS & E3/
4 NE1/4 SW1/4 (EX PLATTED PARTS) 29 101 49 & VAC STREET LYING
ADJ & ALL BLKS 1 & 2 & N162 BLK 3 & ALL BLKS 4, 8 & 9
BELLEVIEW PARK ADDN TO CITY OF SIOUX FALLS
Staff Diane deKoeyer
Petitioner Tom Meyer
Recommendation Approval
12. 7876-2017: PRELIMINARY SUBDIVISION PLAN for Dalco Pages 69 - 78
Addition located south of E. 57th St. and west of S. Highway
11.
Legal Description: Tract 1, Dalco Addition, City of
Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Aaron Norman
Recommendation Deferral
13. 7877-2017: PRELIMINARY SUBDIVISION PLAN for North Ridge Pages 79 - 85
Addition located west of N. Career Ave. and south of W. 34th
St. N.
Legal Description: Tract 2A, Northridge Addition, City

of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Aaron Norman
Recommendation Deferral

NEW BUSINESS

14. ELECTION OF OFFICERS

ADJOURNMENT