

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, March 7, 2018
6:00 PM

Chair: Sean Ervin
Vice Chair: Larry Luetke
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, March 7, 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 FEBRUARY 7, 2018 MINUTES OF REGULAR MEETING.

2. FEBRUARY PLATS

3. 7983-2018: REZONE from the I-1, Light Industrial District to the S-2, Institutional Campus Planned Unit Development for allowed forms located south of W. Benson Rd. and east and west of N. Westport Ave. Pages 1 - 8
Legal Description: Portion of the NE 1/4 of Section 6 Lying West of Lot E-1, Except Lot H-1 and Except Sanford Sports Complex Addition thereof; NW 1/4 of Section 6 Including Lots FE1, FE2, and FE3 thereof, except Lots H-1, H-2, H-3 and H-4 thereof; N 1/2 of the SW 1/4 of Section 6 Including Lots FE1, FE2 and FE3, except Lots H-1, H-2 and H-3 except Sencore Addition and except the S 360' of the E 755' of the W 863' of the N 1/2 of the SW 1/4 Lying Adjacent and Contiguous to Dickey Tract 3 in the SW 1/4; NW 1/4 of Section 6 Lying West of Lot E-1, except Sencore Addition, All in Section 6, Township 101 North, Range 49 West of the 5th P.M. and the NW 1/4 of Section 5 Lying West of Lot E-1, all in Section 5, Township 101 North, Range 49 West of the 5th P.M.as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Austin Parks
Recommendation Approval

4. 8039-2018: REZONE from the AG, Agriculture District to the Pages 9 - 16
 RS, Single-Family Residential - Suburban, RD-1, Twin Home/
 Duplex Residential - Suburban, RA-2, Apartment Residential -
 Moderate Density, RA-3, Apartment Residential - High Density,
 O, Office, LW, Live/Work, C-2, Commercial - Neighborhood and
 Streetcar, C-3, Commercial - Community and CN, Conservation
 Districts for allowed forms located at the southwest corner of
 E. 26th St. and S. Veterans Parkway.
 Legal Description: Kappenman's Tracts 1 & 2, and NE 1/4
 (Ex Lots H1-H-8) and N 1/2 of the SE 1/4, (Ex Lots H-1, H-2 &
 PE1), Section 25-T101N-R49W as shown by exhibit, City of Sioux
 Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Eric Willadsen
 Recommendation Approval

5. 8092-2018: REZONE from the LW, Live/Work and C-2, Pages 17 - 22
 Commercial - Neighborhood and Streetcar Districts to the CN,
 Conservation District for allowed forms located north of E.
 Madison St. and east/west of N. Veterans Parkway.
 Legal Description: Tracts 2 & 3, Golden Gateway
 Addition, City of Sioux Falls, Minnehaha County, SD
 Staff Jason Bieber
 Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
 Recommendation Approval

6. 8093-2018: REZONE from the LW, Live/Work District to the Pages 23 - 28
 CN, Conservation District for allowed forms located south of
 E. 57th St. and west of S. Graystone Ave.
 Legal Description: Lots 1A & 1B, Block 23 & Lot 1, Block
 25, Whispering Woods Addition & Lot P-1 in the SW 1/4 of the
 SE 1/4 & Hayes Addition, Tract 3 in the S 1/2 Government Lot
 7, City of Sioux Falls, Lincoln County, SD
 Staff Jason Bieber
 Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
 Recommendation Approval

7. 8102-2018: REZONE from the AG, Agriculture & RS, Single- Pages 29 - 36
 Family Residential - Suburban Districts to the RS, Single-
 Family Residential - Suburban & RD-2, Townhome Residential -
 Suburban Districts for allowed forms located south of E. 69th
 St. and west of S. Southeastern Ave.
 Legal Description: Tracts 1 & 3, Donahoe Farms Addition
 as show by exhibit, City of Sioux Falls, Lincoln County, SD
 Staff Jason Bieber
 Petitioner Brady Hyde
 Recommendation Approval

8. 8107-2018: REZONE from the RA-2, Apartment Residential- Pages 37 - 44
 Moderate Density District to the RT-1, Single Family
 Residential-Traditional District for allowed forms located at
 617 S. Main Ave.
 Legal Description: Lot 8, Block 29, Gale's 3rd Addition
 in the City of Sioux Falls, Minnehaha County, SD
 Staff Diane deKoeyer

Petitioner Kathy Knobloch
Recommendation Approval

9. 7988-2018: PRELIMINARY SUBDIVISION PLAN for Sanford Sports Complex South Addition located south of W. Benson Rd. and east and west of N. Westport Ave. Pages 45 - 58
Legal Description: Portion of the NE 1/4 of Section 6 Lying West of Lot E-1, Except Lot H-1 and Except Sanford Sports Complex Addition thereof; NW 1/4 of Section 6 Including Lots FE1, FE2, and FE3 thereof, except Lots H-1, H-2, H-3 and H-4 thereof; N 1/2 of the SW 1/4 of Section 6 Including Lots FE1, FE2 and FE3, except Lots H-1, H-2 and H-3 except Sencore Addition and except the S 360' of the E 755' of the W 863' of the N 1/2 of the SW 1/4 Lying Adjacent and Contiguous to Dickey Tract 3 in the SW 1/4; NW 1/4 of Section 6 Lying West of Lot E-1, except Sencore Addition, All in Section 6, Township 101 North, Range 49 West of the 5th P.M. and the NW 1/4 of Section 5 Lying West of Lot E-1, all in Section 5, Township 101 North, Range 49 West of the 5th P.M.as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Austin Parks
Recommendation Approval

10. 8043-2018: PRELIMINARY SUBDIVISION PLAN for Dakota Prairie East Addition located at the southeast corner of E. 69th St. and S. Bahnson Ave. Pages 59 - 68
Legal Description: Tracts 1-3, Leubecher 2nd Addition, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Dave Jibben
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8109-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2417 E. 10th St. Pages 69 - 78
Legal Description: County Auditors Subdivision (EX Lots H-1, Lots 51, 53 & 54) N 20' of Lots 55 & 66 & All of Lots 51 to 54, Section 15 T101-R49 Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha County, SD
Staff Diane deKoeyer
Petitioner Kirby Muilenburg
Recommendation Approval
12. 8110-2018: CONDITIONAL USE PERMIT for on sale alcohol beverage establishment located within 500' of a sensitive land use located at 2309 W. Madison St. Pages 79 - 86
Legal Description: West 89' of Lots 1-3, Block 2, Harrison s Addition to the City of Sioux Falls, Minnehaha County, SD

Staff Diane deKoeyer
Petitioner Osmina Hailovic
Recommendation Approval

13. 8130-2018: PRELIMINARY SUBDIVISION PLAN for Chery Lake Pages 87 - 96
Reserve West Addition located north of W. 12th St. and west
of the Tea/Ellis Rd.

Legal Description: Tract 2 of Lakeside Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Chris Jibben
Recommendation Deferal

14. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER Pages 97 - 98
157: SUDIVISION ORDINANCE OF THE CITY OF SIOUX FALLS

Staff Sam Trebilcock
Petitioner City of Sioux Falls Planning Department
Recommendation Approval

15. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 99 - 100
2013 SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX
FALLS.

Staff Jeff Schmitt
Petitioner City of Sioux Falls Planning Department
Recommendation Approval

16. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 101 - 102
2013
SHAPE PLACES ZONING ORDINANCE OF THE CITY OF SIOUX FALLS.

Staff Jeff Schmitt
Petitioner City of Sioux Falls Planning Department
Recommendation Approval

17. UPDATE TO THE CITY OF SIOUX FALLS PLANNING COMMISSION BYLAWS

NEW BUSINESS

ADJOURNMENT