

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

Chair: Sean Ervin  
Vice Chair: Larry Leutke  
Subject: The City Planning Commission will meet at 6:00 PM on  
Thursday, May 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 APRIL 4, 2018 MINUTES OF REGULAR MEETING.
  
2. APRIL PLATS
  
3. 8302-2018: REZONE from the RD-2, Townhome Residential District to the RT-1, Single-Family Residential District for allowed forms located at 117 S. Garfield Ave. Pages 1 - 6  
Legal Description: N. 44 of Lot 3, Block 7, Braley s 1st Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Bruce Tagge  
Recommendation Approval
  
4. 8313-2018: REZONE from the RD-1, Twin Home/Duplex Residential - Suburban District to the RT-1, Single-Family Residential - Traditional District for allowed forms located at 2122 & 2124 S. Duluth Ave. Pages 7 - 12  
Legal Description: Lots 15 & 16, Block 27, University 2nd Addition, City of Sioux Falls, Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Todd Boltjes  
Recommendation Approval
  
5. 8324-2018: REZONE from the RS, Single-Family Residential Pages 13 - 18

Suburban District to the RD-1, Twin Home/Duplex Residential  
Suburban District for allowed forms located west of N. Six  
Mile Rd. and north of E. 10th St.  
Legal Description: Portion of Tract 1 and Tract 2A,  
Nelson s Addition as shown by exhibit, City of Sioux Falls,  
Minnehaha County, SD  
Staff Jason Bieber  
Petitioner Preston Mettler  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

6. 8312-2018: REZONE from the O, Office District to the C-4, Pages 19 - 28  
Commercial - Regional, I-1, Light Industrial and CN,  
Conservation Districts for allowed forms located north of W.  
Benson Rd. and west of N. Westport Ave.  
Legal Description: Portion of the W 1/2 of the SW 1/4  
(EX H-1 - H-4) & SW 1/4 of the NE 1/4 (Ex H-1) & NE 1/4 of the  
SW 1/4 (EX H-2 & EX Jansmick Addition), Section 31-102-49,  
Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha  
County, SD  
Staff Jason Bieber  
Petitioner Mark Mickelson  
Recommendation Approval
7. 8364-2018: REZONE from the RS, Single-Family Residential Pages 29 - 38  
Suburban District to the RD-1, Twin Home/Duplex Residential  
Suburban District for allowed forms with conditions pursuant  
to Section 160.650 located at 6220 & 6224 S. Cimarron Pl.  
Legal Description: Lots 12 & 13, Block 4, Diamond Valley  
Addition, City of Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Darren Blair  
Recommendation Approval with Conditions
8. 8262-2018: CONDITIONAL USE PERMIT for on-sale alcohol Pages 39 - 44  
within 500' of a sensitive land use located at 4810 S. Western  
Ave.  
Legal Description: Lot 1B, Spicers Addition, City of  
Sioux Falls, Lincoln County, SD  
Staff Jason Bieber  
Petitioner Tom Slattery  
Recommendation Approval
9. 8287-2018: CONDITIONAL USE PERMIT to allow a non- Pages 45 - 50  
conforming use (accessory parking lot) located at 231 N. Weber  
Ave.  
Legal Description: Lot 1A, Tract 4, Section 16 T101-49W,  
Sioux Falls City Unplatted, City of Sioux Falls, Minnehaha  
County, SD  
Staff Jason Bieber  
Petitioner Alex Hofkamp

Recommendation Approval

10. 8315-2018:           CONDITIONAL USE PERMIT to allow a non-           Pages 51 - 56  
conforming use located at 1515 W. Burnside Ave.  
Legal Description:           N 1/2 of Vacated W. 6th St. Lying  
Adjacent & (Ex H-1) Lots A & County Auditors Subdivision,  
Tract 1, Lot B, Peck's Addition, City of Sioux Falls,  
Minnehaha County, SD  
Staff                        Jason Bieber  
Petitioner                 Julia Foltz  
Recommendation Approval
11. 8325-2018:           CONDITIONAL USE PERMIT to allow on-sale           Pages 57 - 62  
alcoholic beverage establishment within 500' of a sensitive  
land use located at 900 N. Sycamore Ave.  
Legal Description:           Tract 11, Richmond Estates 4th  
Addition, City of Sioux Falls, Minnehaha County, SD  
Staff                        Jason Bieber  
Petitioner                 Malini Trivedi  
Recommendation Approval
12. 8331-2018:           INITIAL DEVELOPMENT PLAN AMENDMENT for the           Pages 63 - 70  
Sanford Sports Complex South and North Addition located east  
of I-29 and north and south of W. Benson Rd.  
Legal Description:           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. & SE 1/  
4 of Section 31, T101-R49W, City of Sioux Falls, Minnehaha  
County, SD  
Staff                        Jeff Schmitt  
Petitioner                 Austin Parks  
Recommendation Approval
13. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER Pages 71 - 76  
160: ZONING, SUBCHAPTER: PUD PLANNED UNIT DEVELOPMENT  
REGULATIONS  
Staff                        Jeff Schmitt  
Petitioner                 Jason Bieber  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT