

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Thursday, July 5, 2018
6:00 PM

(Public Input on Agenda Items Only)

Chair: SEAN ERVIN

Vice Chair: LARRY LUETKE

Subject: The City Planning Commission will meet at 6:00 PM on Thursday, July 5, 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 JUNE 6, MINUTES OF REGULAR MEETING.

2. JUNE PLATS

3. 8684-2018: REZONE from the C-2, Commercial Neighborhood and Streetcar District to the S-1, General Institutional District for allowed forms at 401 S. Joliet Ave. Pages 1 - 12
Legal Description: S1/2 of vacated Garfield Avenue and Tract 1, Block 62A, Capitol Hill Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Eric Willadsen
Recommendation Approval

4. 8685-2018: REZONE from the RA-2, Apartment Residential- Moderate Density District to the CN, Conservation District for allowed forms located at the southeast corner of E. 6th St. and N. Cleveland Ave. Pages 13 - 18
Legal Description: Portion of N1/2 SW1/4 14-T101-R49w and NW1/2 of vacated North Chapel Hill Road (EX 5278.71) as shown by exhibit, City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

5. 8686-2018: REZONE from the RS, Single-Family Residential- Pages 19 - 24
Suburban District to the CN, Conservation District for allowed
forms located west of S. Southeastern Ave. and E. 41st St.
Legal Description: Tract 1, Tuthill Highlands Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

6. 8689-2018: REZONE from the RS, Single-Family Residential- Pages 25 - 30
Suburban District to the CN, Conservation District for allowed
forms located at the southeast corner of N. Bahnson Ave. and
E. Broken Arrow St.
Legal Description: Tract 2 Richmond Estates 2nd
Addition, City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

7. 8690-2018: REZONE from the MH, Manufactured Residential Pages 31 - 36
Housing and C-2, Commercial- Neighborhood and Streetcar
Districts to the CN, Conservation District for allowed forms
located at the northwest corner of S. Highline Ave. and E.
Arrowhead Pkwy.
Legal Description: Tract 1 Cliff Foss 5th Addition, City
of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval

8. 8691-2018: REZONE from the CN, Conservation District to Pages 37 - 42
the REC, Recreation District for allowed forms located north
of E. 69th St. and west of S. Graystone Ave.
Legal Description: Lot 3 of Block 23, Whispering Woods
Addition, City of Sioux Falls, Lincoln County, SD
Staff Maggie Squyer
Petitioner Wade Behm
Recommendation Approval

9. 8720-2018: REZONE from the RA-2, Apartment Residential- Pages 43 - 50
Moderate Density District to the RS, Single Family
Residential- Suburban and RD-1, Twin Home/ Duplex Residential-
Suburban Districts for allowed forms located at North Knob
Hill Court
Legal Description: Lots 1-13, Block 9 & Lots 1-5, Block 10,
Hazeltine Addition as shown by exhibit, City of Sioux Falls,
Minnehaha County, SD
Staff Jason Bieber
Petitioner Steve Van Buskirk
Recommendation Approval

10. 8743-2018: REZONE from the RS, Single-Family Pages 51 - 58
Residential- Suburban District to the RT 1, Single-Family
Residential- Traditional District for allowed forms located
at 1246 E. 21st St.

Legal Description: Lot 12 of Block 9, Spicer 2nd
Addition and Lot 11 of Block 9, Spicer 2nd Addition to the
City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Kenneth Frear
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

11. 8687-2018: REZONE from the C-3, Commercial- Community Pages 59 - 64
District to CN, Conservation District for allowed forms
located at the northwest corner of S. Westport Ave. and W.
10th St.,
Legal Description: Tract 2C Naredel s 2nd Addition,
City of Sioux Falls, Minnehaha County, SD
Staff Maggie Squyer
Petitioner Jeff Schmitt - City of Sioux Falls Planning Department
Recommendation Approval
12. 8731-2018: REZONE from the C-2, Commercial Neighborhood Pages 65 - 76
Streetcar District to the C-3, Commercial Community District
for allowed forms located at 7201 S Cliff Ave.
Legal Description: Tract A of South Cliff Grassland
Addition, City of Sioux Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Joel Ingle
Recommendation Approval with Condition
13. 8749-2018: REZONE from the AG, Agricultural District to Pages 77 - 86
the RS, Single-Family Residential-Suburban District allowed
forms located at the southeast corner of W. 95th St. and S.
Louise Ave.
Legal Description: Tronson Tract 2, City of Sioux
Falls, Lincoln County, SD
Staff Jason Bieber
Petitioner Ron Nelson
Recommendation Approval
14. 8561-2018: CONDITIONAL USE PERMIT for an on-sale Pages 87 - 92
alcoholic beverage establishment located within 500' of a
sensitive land use located at 1821 W. 12th St. Suite D.
Legal Description: Lots 4, 5, 6 & 7A of Block 2,
Jacobson Park Addition, City of Sioux Falls, Minnehaha
County, SD
Staff Jason Bieber
Petitioner Ricky McKinney
Recommendation Approval
15. 8555-2018: ALTERNATIVE SITE PLAN for an alternative Pages 93 - 100
buffer yard plan located at the northwest corner of W. 41st.
and S. Sertoma Ave.

Legal Description: Tract 2 (Except Westerly 33' of St.
ROW & Ex Part Theodore Ave & Ex Lots 1A, 2 & 4) Roosevelt
South Addition, City of Sioux Falls, Minnehaha County, SD
Staff Jason Bieber
Petitioner Caleb Veldhouse
Recommendation Approval

16. PUBLIC INPUT ON NON-AGENDA ITEMS
(5-MINUTE COMMENT PERIOD PER INDIVIDUAL)

NEW BUSINESS

ADJOURNMENT