

TO: City Planning Commission
FROM: Mike Cooper, Director of Planning and Building Services
SUBJECT: The City Planning Commission will meet at 7:00 p.m. on Wednesday,
April 7, 2010 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS 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

CHANNEL 16 THE FIRST, WEDNESDAY OF EACH MONTH AT 7:00 P.M. CHANNEL 16 REBROADCAST: SATURDAY 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting). TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

ITEMS RECEIVED AND FILED

1. APPROVAL OF MARCH 3, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-02-05: REZONE from the RS-2, Residential District to the S, Institutional District for allowed uses at 1208 W. 28th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: Frank Hughes, AUGUSTANA COLLEGE

STAFF REPORT

EXHIBITS

4. 2010-02-07: REZONE from the RS-2, Residential District and the Dawley Farm Village Planned Development District to the RA-1, Residential District for allowed uses at 5700 E. Red Oak Dr. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: Tom Kleve TRK PROPERTIES

STAFF REPORT

EXHIBITS

5. 2010-03-01: REZONE from the Berry Planned Development District to the RS-2, Residential District for allowed uses at NW Corner of S. Monticello & W. 26th St. Staff recommends approval of the Rezoning. STAFF: Steve Randall
APPLICANT: Chuck Point RONNING ENTERPRISES

STAFF REPORT

EXHIBITS

6. 2010-03-02: REZONE from the RD, Residential District to the RS-2, Residential District for allowed uses at NE Corner of S. Dubuque Ave. & E. 41st St. Staff recommends approval of the Rezoning. STAFF: Steve Randall
APPLICANT: Chuck Point RONNING ENTERPRISES

STAFF REPORT

EXHIBITS

7. 2010-03-05: REZONE from the S, Institutional District to the RD, Residential District and RC, Recreation/Conservation District for allowed uses at 6101 E. 49th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland
APPLICANT: John Engelhardt ARCHITECTURAL GUILD

STAFF REPORT

EXHIBITS

8. 2010-03-10: REZONE from the RA-1, Residential District to the RC, Recreation/Conservation District for allowed uses at S. Minnesota Ave. & W. 85th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland
APPLICANT: Paul DeJong

STAFF REPORT

EXHIBITS

9. 2010-03-03: MAJOR AMENDMENT to Subareas A & B of the Summerhill South Planned Development District to revise boundary lines of the subareas at S. Bahnson Ave. & E. 57th St. Staff recommends approval of the Major Amendment. STAFF: Steve Randall
APPLICANT: Chuck Point RONNING ENTERPRISES

STAFF REPORT

EXHIBITS

10. 2010-02-08: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an electronic message board in a residential zoning district at 5500 E. 57th St. staff recommends approval of the Conditional Use Permit. STAFF: Steve Randall APPLICANT: Cheryle McGuire GLORIA DEI LUTHERAN CHURCH

STAFF REPORT

EXHIBITS

11. 2010-03-13: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a building on a lot greater than one acre in size at W. 41st Street and S. Ellis Road. Staff recommends approval of the conditional use permit with the following conditions: 1. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percent (10%) of the total deciduous shade tree count, as recommended by the City Forester in the published Street Tree Guide. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check. STAFF: Steve Randall APPLICANT: Ricky McKinney

STAFF REPORT

EXHIBITS

12. 2010-03-06: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Red Rock Park Planned Development District to construct a convenience store with gas pumps and a car wash at 5400 E. Arrowhead Pkwy. Staff recommends approval of the Final Development Plan and Minor Amendment with the following conditions: 1. A revised landscaping plan shall be submitted with the building plan check showing the trees relocated to the front-yard setback and irrigated sod in all non-paved areas on site. 2. A pedestrian pathway shall be installed from public sidewalk to the front entrance of the building. STAFF: Dave Loveland APPLICANT: Todd Olson OLSON OIL

STAFF REPORT

EXHIBITS

13. 2010-03-12: FINAL DEVELOPMENT PLAN in Subarea D, Prairie Hills (South) Planned Development District to construct an office building at S. Pinnacle Place and W. 69th Street. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Lanny Auringer

STAFF REPORT

EXHIBITS

APPROVAL OF THE CONSENT AGENDA

REGULAR AGENDA

14. 2010-03-09: REZONE from the RS-2, Residential District to the O, Office District for allowed uses at 1816 S. Summit Ave. Staff recommends approval of the rezoning. STAFF: Steve Randall APPLICANT: Craig Houg

STAFF REPORT

EXHIBITS

15. 2010-03-07: MAJOR AMENDMENT to Subarea A of the Summit Addition Planned Development District to add off-sale alcohol as an allowed land use at 1030 N. Minnesota Ave. Staff recommends approval of the Major Amendment. STAFF: Dave Loveland APPLICANT: Mistie & Mike Wehrkamp MUNCHIES

STAFF REPORT

EXHIBITS

16. 2010-03-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales, display, rental, and repair at 2707 S. Carolyn Ave. Staff recommends approval of the conditional use permit. STAFF: Steve Randall APPLICANT: Dewayne Keiper

STAFF REPORT

EXHIBITS

17. 2010-03-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow development of a site greater than an acre, construction of a retail building greater than 15,000 square feet, construction of a gas dispensing station and car wash, approval of off-sale alcohol within 500 feet of a school, and a full-service restaurant within 100 feet of residential uses at NE Corner of E. 69th St. & S. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions: 1. A Security Management Plan approved by the Sioux Falls Police Department. 2. Approval of alcohol related land uses valid for this applicant only. 3. No ash trees and ash varieties shall be used to meet minimum landscaping requirements. 4. Approval of the landscaping plan as submitted. 5. Any future freestanding signage located adjacent to or across from residential uses shall be monument style no greater than eight (8) feet in height. 6. A sidewalk and/or cross walk shall be installed from the 69th Street right-of-way to the front entrance of the grocery store. STAFF: Dave Loveland APPLICANT: Jeff Markey HY VEE

STAFF REPORT

EXHIBITS

18. 2010-03-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at S. Southeastern Ave. & E. Buckingham. Staff recommends approval of the conditional use permit. STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES

STAFF REPORT

EXHIBITS

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN ORDINANCE 109-09. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Shawna Goldammer, Zoning Enforcement Manager
20. ADJOURN.