

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,
December 1, 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).

CONSENT AGENDA

ITEMS RECEIVED AND FILED

1. APPROVAL OF DECEMBER 2, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-12-03: MAJOR AMENDMENT to Subarea B of the Platinum Valley Planned Development District to add off-sale alcohol as an allowed use at 6811 S. Louise Ave. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Bill Ringen, WOLFIE'S LIQUOR SPOT
4. 2009-12-04: MAJOR AMENDMENT to Subarea C of the Westwood Valley Planned Development District to add allowed uses of the RD, Residential District as permitted uses within the subarea at W. 32nd St. & Ellis Rd. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Blake Hyde, EMPIRE HOMES LLC
5. 2009-10-02: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of 4-plex units at S. Klein Ave. & W. 56th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Blake Hyde, EMPIRE HOMES LLC
7. 2009-12-12: CONDITIONAL USE PERMIT in the C-2, General Commercial District

to allow motor vehicle sales and display at 701 S. Minnesota Ave.

RECOMMENDATION: Approval of the conditional use permit with the following condition: 1. Striping of required parking stalls is required prior to occupancy. STAFF: Steve Randall APPLICANT: Jimmy Lora, JIMMY'S AUTO SALES

8. 2009-12-16: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow motor vehicle service at 601 E. Benson Rd. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Justin Elmers, ELMERS AUTO GLASS
9. 2009-12-06: FINAL DEVELOPMENT PLAN in Subarea F of the Dawley Farm Village Planned Development District to construct a bank at Highline Dr. (north of E. 18th St.). RECOMMENDATION: Approval of the Final Development Plan with the following stipulation:
A trash enclosure shall be constructed of similar building materials to the main building in order to provide effective screening of the dumpster.
STAFF: Dave Loveland APPLICANT: John Engelhardt, ARCHITECTURAL GUILD, LLC

APPROVAL OF THE CONSENT AGENDA

APPROVAL of REGULAR AGENDA with Item 6 moved to the Regular Agenda

6. 2009-12-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow two-family residential buildings at S. Southeastern Ave. & E. Buckingham St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES LLC.
10. 2009-11-03: REZONE from the AG, Agricultural District to the RA-1, RD, RS-2, Residential Districts and the Garden Village II Planned Development District at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: TRECOM PROPERTIES II LLC
11. 2009-12-13: REZONE from the AG, Agricultural District to the Charis Corner Planned Development District at S. Minnesota Ave. & W. 85th St. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Calvin Hoogendoorn, FIRST CHRISTIAN REFORMED CHURCH
12. 2009-12-01: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses at 1826 S. Summit Ave. DEFERRED BY THE PETITIONER
13. 2009-12-09: REZONE from the RA-1, Residential District to the 34th Street North Planned Development District for allowed uses at 1829 E. 34th St. N. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Joseph Taylor
14. 2009-12-15: REZONE from the C-2, General Commercial District to the Pettigrew Heights 11th & Duluth Planned Development District for allowed uses at S. of 11th St. between Spring & Duluth Avenues. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Erica Beck, CITY OF SIOUX FALLS, PLANNING DEPT.

15. 2009-12-14: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a congregate living facility at 2308 W. 39th St. RECOMMENDATION: Approval of the conditional use permit with the following stipulations:
 1. Building setbacks are to be approved by the Sioux Falls Board of Adjustment if a setback variance is required.
 2. A parking plan is to be provided to the Planning Office for approval prior to construction. STAFF: Dave Loveland APPLICANT: Paul Rickert

16. 2009-12-08: MINOR AMENDMENT in Subarea C of the University Hills Planned Development District to adjust setback and height regulations at N. Marion Rd. and W. 54th St. N. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Sarah Aldinger, ARCHITECTURE INC.

17. 2009-12-07: FINAL DEVELOPMENT PLAN in Subarea C of the University Hills Planned Development District to construct an apartment building at N. Marion Rd. & W. 54th St. N. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Sarah Aldinger, ARCHITECTURE INC.

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY AMENDING PARKING REQUIREMENTS FOR CAMPGROUNDS

19. ELECTION OF OFFICERS

20. ADJOURN. Meeting Adjourned at 9:30 PM