

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, January 5, 2011
7:00 PM

Chair: meredith larson
Vice Chair: jessie schmidt
Subject: The City Planning Commission will meet at 7:00 PM on Wednesday, January 5, 2011 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 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

1. APPROVAL OF DECEMBER 1, 2010 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2010-12-03: MAJOR AMENDMENT to Subarea C Regulations of the Meadows on the River Planned Development District to allow Day Care Center as an allowed land use at 2425 S. Shirley Ave. Pages 1 - 10
Legal Description: Lot 10, Meadows on the River Addition, Minnehaha County
Staff Steve Randall
Petitioner Dennis Howell, River Plaza, Inc.
Recommendation Approval

4. 2010-12-06: REZONE from the RD, Residential District to the RS-2, Residential District for allowed uses at S. Discovery Ave. and W. Browning St. Pages 11 - 18
Legal Description: Lots 1-5 and the E 3' of Lot 6, Block 1; the E 3' of Lot 1, and Lots 2-4, Block 2; all in Rocky Ridge II Addition, Minnehaha County
Staff David Loveland
Petitioner Steve Mellegard, Mellegard, Inc.
Recommendation Approval

5. 2010-12-05: FINAL DEVELOPMENT PLAN in Subarea C of the Prairie Pages 19 - 34
Meadows Planned Development District to construct a medical
office building at S. Minnesota Ave. (between LaQuinta and
77th).

Legal Description: Lot 3D, Block 15, Prairie
Meadows 2nd Addition, Lincoln County
Staff David Loveland
Petitioner Steve Boote, Eagle Construction
Recommendation Approval

6. 2010-12-10: FINAL DEVELOPMENT PLAN in Subarea G of the Dawley Pages 35 - 50
Farm Village Planned Development District to construct a
multi-tenant commercial building at 1025 S. Highline Place.

Legal Description: Lot 3, Block 17, Dawley Farm Village
Addition, Minnehaha County
Staff David Loveland
Petitioner Craig Lloyd, Lloyd Companies
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

7. 2010-11-02: MAJOR AMENDMENT in Subarea A of the Southern Hills Pages 51 - 60
Planned Development District to add gas dispensing station and
accessory off-site parking as allowed land uses at SE Corner
of E. 57th St. and S. MacArthur Lane.

Legal Description: Tract A and Tract B of
Lot 6, Block 1, Southern Hills Addition, Lincoln County
Staff David Loveland
Petitioner Darrel Viereck, Viereck Commercial
Recommendation Approval

8. 2010-11-06: MAJOR AMENDMENT in Subarea J of the Bentwood Pages 61 - 70
Village Planned Development District to add four-plex
residential structures as an allowed land-use at North of W.
85th St. and S. Beal Ave.

Legal Description: A portion of S 1/2 S 1/
2 NW 1/4 & N 1/2 SW 1/4 & N 13' of W 559' of E 384' S 1/2 SW
1/4 (Ex. Lot H-1) Section 17-100-50, Lincoln County
Staff Steve Randall
Petitioner Kristina Antonen, Bentwood Place, Inc.
Recommendation Approval

9. 2010-12-07: MAJOR AMENDMENT to Subarea A of the Scooter Pages 71 - 82
Planned Development District to add retail trade and service
as an allowed land use at 1108 E. 2nd St.

Legal Description: Lots 20, 21, & 22 (Ex. W
8' and Ex. Lot E and Ex. Lot H-1), Block 2, Gamberg's
Addition, Minnehaha County
Staff Steve Randall
Petitioner Daniel Gayetaye, First Immigrant Grocery
Recommendation Denial

10. 2010-12-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an off-premise sign within 600 feet of a school and park at 2800 W. 41st St. Pages 83 - 98
Legal Description: W 45' E 83'6" Lots 8-10,
Block 1, Rogers Park Addition, Minnehaha County
Staff David Loveland
Petitioner Reagan Clemensen
Recommendation Approval
11. 2010-12-02: MINOR AMENDMENT In Sub. C of the Valhalla Planned Development District to reduce the number of required parking stalls from 116 to 102 and to reduce the required side yard setback from 10' to 0' at 4400-4426 S. Technology Dr. Pages 99 - 108
Legal Description: Lot 2, Evergreen Office
Park Addition, Minnehaha County
Staff Steve Randall
Petitioner Daniel Braber, Loveland Properties
Recommendation Approval
12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY TO REVISE THE DEFINITION OF COMMERCIAL VEHICLE
13. ADOPTION OF BYLAWS Pages 109 - 118
14. ELECTION OF OFFICERS

ADJOURNMENT