

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, March 2, 2011  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on Wednesday, March 2, 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 FEBRUARY 2, 2011 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2011-01-12: REZONE from the C-2, General Commercial District to Pages 1 - 10 the C-3, Central Business District for allowed uses at 700 N. Main Ave.  
Legal Description: W1/2 Vacated Alley & S. 32.69', Lot 7, and all of Lots 8 & 9, Block 43, Brookings and Edmunds Addition, Minnehaha County  
Staff David Loveland  
Petitioner Phil Togue, The Ransom Church  
Recommendation Approval
  
4. 2011-01-10: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow off-site accessory parking at Pages 11 - 22 4400-4402 N. National Ave. and 4401 N. Seubert Ave.  
Legal Description: Lots 14-17, Block 6, Highland Park Subdivision, Minnehaha County  
Staff Steve Randall  
Petitioner William Rush, Lund Truck Parts, Inc.  
Recommendation Approval

5. 2011-02-09: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow accessory off-site parking at Algonquin St. and Industrial Ave. Pages 23 - 30  
Legal Description: Lot B, County Auditors Subdivision of the S 1/2 Section 5 and the N 1/2 of Section 8, both in Township 101 Range 49 and Lots 1,2, and 3, Block 2, Airport Addition, Minnehaha County  
Staff Steve Randall  
Petitioner David Erickson, Van De Walle Associates  
Recommendation Approval
6. 2011-01-03: FINAL DEVELOPMENT PLAN in Subarea F of the Dawley Farm Village Planned Development District to construct a restaurant at 1010 S. Highline Place. Pages 31 - 46  
Legal Description: Lot 4, Block 18, Dawley Farm Village Addition, Minnehaha County  
Staff David Loveland  
Petitioner Spencer Ruff, Spencer Ruff & Associates  
Recommendation Approval
7. 2011-02-10: MINOR AMENDMENT in Subarea A of the Heather Ridge Planned Development District to amend the previously approved Final Development Plan to allow a patio expansion at 6211 S. Old Village Place. Pages 47 - 56  
Legal Description: Tract 2, Heather Ridge Addition and the S 478.5' of the N990' of the W 455.17' W 1/2 NW 1/4, Section 15-101-50, Lincoln County  
Staff David Loveland  
Petitioner Diane DeKoeyer, Architecture Inc.  
Recommendation Approval
8. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN CERTAIN REZONING ORDINANCES Pages 57 - 60  
Staff David Loveland  
Petitioner City Planning Office  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

9. 2011-02-11: REZONE from the RA-2, Residential District and the C-2, General Commercial District to the Giggleebee's Redevelopment Planned Development District for a mixed-use development at NW Corner of S. Minnesota Ave. and W 14th St. Pages 61 - 78  
Legal Description: Lots 1-12 and vacated alley, Block 2, Grigsby's Addition, Minnehaha County  
Staff David Loveland  
Petitioner David Erickson, Van De Walle Associates  
Recommendation Approval
10. 2011-01-11: MAJOR AMENDMENT to Subarea B of the 69th Street and Louise Avenue Planned Development District to add hotel/ Pages 79 - 88

motel as an allowed use at 3400 W. 69th St.  
Legal Description: Block 2, Sonler Addition, Lincoln  
County  
Staff David Loveland  
Petitioner Lee Howell, Howell Hospitality, Inc.  
Recommendation Approval

11. 2011-02-01: CONDITIONAL USE PERMIT in the I-1, Light Pages 89 - 104  
Industrial District to allow a telecommunication tower and  
facility at 121 S. West Ave.  
Legal Description: Lot 3, Block 1, J. A. Bush  
Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Curt Walter, Verizon Wireless  
Recommendation Approval

12. 2011-02-02: CONDITIONAL USE PERMIT in the I-1, Light Pages 105 - 120  
Industrial District to construct a telecommunications tower  
and facility at 700 E. 3rd St.  
Legal Description: Lot 1A, Cenex Addition, Minnehaha  
County  
Staff Steve Randall  
Petitioner Daniel Dean, Verizon Wireless  
Recommendation Approval

13. 2011-02-05: CONDITIONAL USE PERMIT in the C-2, General Pages 121 - 130  
Commercial District to allow motor vehicle sales and  
display at 1013 N. Garfield Ave.  
Legal Description: Lot 3, Block 80, Meredith 2nd  
Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Alazar Damue  
Recommendation Deferal

14. 2011-02-06: CONDITIONAL USE PERMIT in the I-1, Light Pages 131 - 140  
Industrial District to allow an auto auction facility at  
1522 E. 34th St N.  
Legal Description: W 144' Lot 2 and Lot 3, Tract A,  
National Realty Company's Second Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Eric Willadsen, Willadsen Lund Engineering  
Recommendation Approval

15. 2011-02-07: CONDITIONAL USE PERMIT in the C-2, General Pages 141 - 154  
Commercial District to allow expansion of a campground at  
4501 W. 12th St.  
Legal Description: E 420.3' NE 1/4 NW 1/4 Section 24-  
101-50, Minnehaha County  
Staff Steve Randall  
Petitioner David Van Heuvelen, West 12th Properties, LLC  
Recommendation Approval

16. 2011-02-03: FINAL DEVELOPMENT PLAN in Subarea D of the Pages 155 - 166  
Manifold Acres Planned Development District to construct a

convenience store with gas pumps at NE Corner of S.  
Sycamore Ave. and E. 41st St.  
Legal Description: Lot 21, Block 7, Manifold Acres  
Addition, Minnehaha County  
Staff David Loveland  
Petitioner Crystal Dinsmore, Casey's Retail Company

Recommendation Approval

17. 2011-02-08: Final Development Plan and Minor Amendment in Pages 167 - 182  
Subarea A of the Southern Hills Planned Development  
District to construct a convenience store with gas pumps  
and to allow a 106.5 square foot, 13 foot high sign and to  
eliminate the requirement for a pitched roof  
Legal Description: Tracts A & B of Lot 6, Block 1,  
Southern Hills Addition, Lincoln County  
Staff David Loveland  
Petitioner Jeffery T. Stein, Hy-Vee, Inc.  
Recommendation Approval

18. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE Pages 183 - 194  
REVISED ORDINANCES OF THE CITY BY REVISING PUBLIC HEARING  
STANDARDS AND FEES.  
Staff Jeff Schmitt  
Petitioner City Planning Office  
Recommendation Approval

ADJOURNMENT