

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, May 4, 2011
7:00 PM

Chair: JESSIE SCHMIDT
Vice Chair: KEN DUNLAP
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, May 4, 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 APRIL 6, 2011 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2011-03-14: REZONE from unzoned property and the MH, Pages 1 - 12
Manufactured Home District to Subarea B of the Red Rock Planned
Development District for allowed uses at 5800 E. Arrowhead
Parkway.
Legal Description: Lot 3 (Except Lots H-1 and H-2), Tract A,
Redrock Park Second Addition, Minnehaha County
Staff Steve Randall
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval
4. 2011-04-09: REZONE from the I-1, Light Industrial District to Pages 13 - 22
the RA-2, Residential District and the C-4, Planned Commercial
District for allowed uses at S. Grange Ave. & W. Village Dr.
Legal Description: A portion of the NW 1/4 NE 1/
4 Section 32-101-49, Minnehaha County (as shown by exhibit)
Staff David Loveland
Petitioner Bonnie Mogen, Dunham Companies
Recommendation Approval

5. 2011-04-13: REZONE from the RA-1, Residential District to the Pages 23 - 32
RD, Residential District for allowed uses at W. 53rd St. &
Tribbey Trail.
Legal Description: Lots 1-4, Block 13, Southern Vistas
Addition, Minnehaha County
Staff Steve Randall
Petitioner Jon Broek, Southern Vistas LLC
Recommendation Approval

6. 2011-03-15: CONDITIONAL USE PERMIT in the C-3, Central Pages 33 - 42
Business District to allow a full-service restaurant within
100 feet of residential uses at 323 S. Phillips Ave.
Legal Description: Lot 6, Block 3, Gales Addition,
Minnehaha County
Staff David Loveland
Petitioner Scott Hatch, Chedd's Gourmet Grilled Cheese
Recommendation Approval

7. 2011-04-02: CONDITIONAL USE PERMIT in the RS-2, Residential Pages 43 - 54
District to allow a Day Care Center at 1300 S. Sertoma Ave.
Legal Description: Block 12, Palmer Highland Addition,
Minnehaha County
Staff Steve Randall
Petitioner Tricia Murphy, Holy Cross Lutheran Church
Recommendation Approval

8. 2011-04-03: CONDITIONAL USE PERMIT in the RS-2, Residential Pages 55 - 58
District to allow a family day care at 2817 S. Center Ave.
Legal Description: Lot 10, Block 3, Wallner's Addition,
Minnehaha County
Staff Steve Randall
Petitioner Leah Oesterreich
Recommendation Approval

9. 2011-04-05: CONDITIONAL USE PERMIT in the C-3, Central Pages 59 - 66
Business District to allow a full-service restaurant within
100 feet of residential uses at 116 W. 11th St.
Legal Description: Lot 10, Block 17, J. L. Phillips
Addition, Minnehaha County
Staff David Loveland
Petitioner Matt & Jamie Mothershead, Mama Lada's
Recommendation Approval

10. 2011-04-07: CONDITIONAL USE PERMIT in the C-4, Planned Pages 67 - 76
Commercial District to allow a full-service restaurant within
100 feet of residential uses at 5309 W. 41st St.
Legal Description: S 242' N 292' W 576.2' E 609.2' of
the NE1/4 NE1/4, Section 35-101-50, Minnehaha County
Staff David Loveland
Petitioner Juan Carlos Vega, Gaudalajara IV, LLC
Recommendation Approval

11. 2011-04-08: CONDITIONAL USE PERMIT in the I-1, Light Pages 77 - 86
Industrial District to reconstruct an off-premise sign at 300

E. 60th St. N.

Legal Description: Tract 2A of W300' E 333' N590'
S698.5', SE1/4 SW1/4 Section 28-102-49 and Lots 1, 2, 2A and
3 & VAC 62nd Street N. & E27 Tract 1, Wartenhorst Addition,
Minnehaha County
Staff Steve Randall
Petitioner Phil Westra, Lamar Outdoor Advertising
Recommendation Approval

12. 2011-04-12: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at E. 73rd St. & El Dorado Ave. Pages 87 - 92

Legal Description: A portion of the SE 1/4 of the NE 1/4 of Section 14-100-50, Lincoln County
Staff David Loveland
Petitioner Don Dunham, Dunham Companies
Recommendation Approval

13. 2011-04-10: MINOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to allow an off-premise sign at 5800 E. Arrowhead Parkway. Pages 93 - 104

Legal Description: Lot 3, Tract A, Redrock Park 2nd Addition, Minnehaha County
Staff Steve Randall
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

14. RECOGNITION OF OUTGOING PLANNING COMMISSIONERS

15. 2011-04-01: REZONE from the RS-2, Residential District to the S, Institutional and RA-1, Residential Districts for allowed uses at E. 69th St. & S. Bahnson Ave. Pages 105 - 114

Legal Description: Government Lot 1, NW 1/4 of Section 18-100-49, except Lot H1 and Tract 2, Emerald Valley Addition, Lincoln County (as shown by exhibit)
Staff David Loveland
Petitioner Scott Gilbert, Whispering Woods South LLC
Recommendation Approval

16. 2011-04-14: REZONE from the RD, Residential District to the C-2, General Commercial District for allowed uses at 708 S. Spring Ave. Pages 115 - 128

Legal Description: A portion of Lot 12, Block 1, Lewis Addition, Minnehaha County (as shown by exhibit)
Staff Steve Randall
Petitioner Sam Assam, Brenkevco
Recommendation Approval

17. 2011-04-11: MAJOR AMENDMENT to the Emerald Valley I Planned Pages 129 - 144
Development District to adjust subarea boundaries at NW
Corner of E. 69th St. & S. Southeastern Ave.
Legal Description: S1/2 SE1/4, Section 12-100-50,
Lincoln County (as shown by exhibit)
Staff David Loveland
Petitioner Don Dunham, Dunham Companies
Recommendation Approval

18. 2011-04-04: CONDITIONAL USE PERMIT in the C-4, Planned Pages 145 - 154
Commercial District to allow a Day Care Center at W. 85th
St. & S. Western Ave.
Legal Description: Lot 1A, Block 5, Grand Arbor
Addition, Minnehaha County
Staff Steve Randall
Petitioner Chad Van Buskirk
Recommendation Approval

19. 2011-04-06: CONDITIONAL USE PERMIT in the I-1, Light Pages 155 - 168
Industrial District to allow a bus and truck terminal at
532 S. Valley View Rd.
Legal Description: To be platted as Lots 2 and 3,
Friessens' Addition, Minnehaha County
Staff Steve Randall
Petitioner Jeff Harms
Recommendation Approval

20. 2011-03-01: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Pages 169 - 182
Subarea B of the 69th & Louise Planned Development District
to construct a hotel and to reduce the front-yard setback
from 25 feet to 10 feet on S. Sharon Avenue at 3400 W. 69th
St.
Legal Description: Block 2, Sonler Addition, Lincoln
County
Staff David Loveland
Petitioner Lee Howell, Howell Hospitality
Recommendation Approval

21. 2011-03-08: MINOR Amendment in Subarea D of the Meadows on Pages 183 - 194
the River Planned Development District to allow an increase
in size of the existing freestanding sign at 2520 S. Louise
Ave.
Legal Description: Lot 9B (Ex. Lot E-1), River Market
Addition, Minnehaha County
Staff Steve Randall
Petitioner Steve Richardson, Ace Neon Signs
Recommendation Deferral

22. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, DESIGNATING Pages 195 - 202
BOUNDARIES FOR TAX INCREMENT FINANCE DISTRICT #11
Legal Description: Lots 1-4 and 9-12, Dunning &
Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-
6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-
3 and 10-12 (inclusive of Lots 1-6 North), Block 17,
Emerson & Sherman's Addition, all in Minnehaha County

Staff Erica Beck
Petitioner Michael Crane
Recommendation Approval

23. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 203 - 210

PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT #11
Legal Description: Lots 1-4 and 9-12, Dunning &
Wagner's Addition; Lots 4, 7, 8 and the W 1/2 of Lots 5-
6 and the E 66' of Lots 5-6, and the Subdivided Lots 1-
3 and 10-12 (inclusive of Lots 1-6 North), Block 17,
Emerson & Sherman's Addition, all in Minnehaha County

Staff Erica Beck
Petitioner Michael Crane
Recommendation Approval

ADJOURNMENT