

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, January 4, 2012  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, January 4, 2012 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 7, 2011 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2011-12-02: REZONE from the Westwood Valley Planned Development District to the RA-1, Residential District for allowed uses at W. 32nd Street and W. Broek Dr.  
Legal Description: A portion of the SW 1/4 NE 1/4 and the NW 1/4 of the SE 1/4 of Section 28-101-50, Minnehaha County (as shown by exhibit)  
Staff David Loveland  
Petitioner Kenneth E. Dunlap, Westwood Valley, LLC  
Recommendation Approval
4. 2011-12-01: MAJOR AMENDMENT in Subareas A & B of the Interstate Crossings Business Park Planned Development District to allow additional land uses at 5124 S. Solberg Ave.  
Legal Description: Tract 1 & E 1/2 Vacated Marion Road & E 1/2 S. Broadband Lane (Ex. Interstate Crossings Business Park Addition & Ex. H1, H2, H3, H4 & H5) SW 1/4 Government Lots 3 & 4 Pana Tracts, Lincoln County  
Staff David Loveland  
Petitioner Dennis Breske, Sioux Falls Commercial

Recommendation Approval

5. 2011-12-08: MAJOR AMENDMENT to Subarea B of the Whispering Woods Planned Development District to change the allowed land uses at SE of E. 57th St. and S. Bahnson Ave.  
Legal Description: A portion of the N1/2 of Section 7-100-49, Lincoln County  
Staff Steve Randall  
Petitioner Scott Gilbert, Whispering Woods, LLC  
Recommendation Approval
  
6. 2011-12-04: SPECIAL USE PERMIT in Subarea A of the Prairie Meadows Planned Development District to allow an on-sale alcohol establishment at 421 W. 69th St.  
Legal Description: Lot 4, Block 8, Prairie Meadows 2nd Addition, Lincoln County (ex. Tract A of said Lot contained therein)  
Staff Steve Randall  
Petitioner Mark Bartels, dFINE, LLC  
Recommendation Approval
  
7. 2011-12-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a bed and breakfast at 127 S. Duluth Ave.  
Legal Description: Lot 7 and N1/2 Lot 8, Block 16, Bennett's 1st Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Tami Marie Francis  
Recommendation Approval
  
8. 2011-12-03: FINAL DEVELOPMENT PLAN in Subarea A of the Brooks Crossing Planned Development District to develop a 260 unit apartment complex at E. 54th St. & S. Sycamore Ave.  
Legal Description: Lot 1A, Brooks Crossing Addition, Minnehaha County  
Staff David Loveland  
Petitioner Joel Dykstra, The Villas at Canyon Creek  
Recommendation Approval
  
9. 2011-12-05: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to construct a multi-family housing complex at E. 54th St. and S. Dubuque Ave.  
Legal Description: To be platted as Lot 1B, Block 1, Brooks Crossing Addition, Minnehaha County  
Staff David Loveland  
Petitioner Joan Franken, Acadia Creek, LP  
Recommendation Approval
  
10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY AMENDING BOARD OF ADJUSTMENT PUBLIC NOTICE.  
Staff Jeff Schmitt, City of Sioux Falls  
Recommendation Approval

11. 2011-11-08: REZONE from the I-1, Light Industrial District to the I-2, Heavy Industrial District for allowed uses at 1701 E. 54th St. N.  
Legal Description: Tract 4 (Ex. The E 367.54 of the S 328.5') Harris Addition, and Tract 5, Harris Addition to the SW 1/4 of Section 34-102-49, Minnehaha County  
Staff Steve Randall  
Petitioner Dave Van Tol, Vander Haag's Inc.  
Recommendation Approval
  
12. 2011-12-06: REZONE from the RA-2, Residential District to the Giggleebee's Redevelopment Planned Development District to allow multi-family residential at East side of Spring Ave. between 13th & 14th Sts.  
Legal Description: Lots 1-5, Block 2, Grigsby's Addition, Minnehaha County  
Staff David Loveland  
Petitioner Chris Thorkelson, Lloyd Companies  
Recommendation Approval
  
13. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #14.  
Staff Erica Beck, City of Sioux Falls  
Recommendation Approval
  
14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #14.  
Staff Erica Beck, City of Sioux Falls  
Recommendation Approval
  
15. ELECTION OF OFFICERS.

ADJOURNMENT