

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, February 1, 2012  
7:00 PM

Chair: Ken Dunlap  
Vice Chair: meredith larson  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, February 1, 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 JANUARY 4, 2012 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2011-12-02: REZONE from the Westwood Valley Planned Development Pages 1 - 8 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 Steve Randall  
Petitioner Kenneth E. Dunlap, Westwood Valley LLC  
Recommendation Approval
  
4. 2012-01-05: REZONE from the AG, Agricultural District to the C- Pages 9 - 18 4, Planned Commercial District for allowed uses at E. Arrowhead Parkway and S. Powderhouse Road.  
Legal Description: Tracts 1, 2 & 5, Hein's Addition, SW 1/4, Section 18-101-48; Remaining portion of Oliver's Tract No. 3, SW 1/4 SW 1/4 Section 18-101-48; Oliver's Tract No. 1 SW 1/4, SW 1/4, Section 18-101-48; That portion of abandoned Illinois Central Gulf Railroad Right-of-way, 100 feet in width, Lying within Government Lot 2, SW 1/4 Section 18-101-48; and the S 1/2 of Government Lot 2, SW 1/4 Section 18-101-48 (Ex.

Tracts 1-5, Hein's Addition and except remaining portion of Oliver's Tract 3); all in Minnehaha County (as shown by exhibit)

Staff Steve Randall  
Petitioner Thomas G. Hein  
Recommendation Approval

5. 2012-01-11: REZONE from the O, Office District and RC, Pages 19 - 26  
Recreation/Conservation District to the O, Office District and RC, Recreation Conservation District to allow minor boundary adjustments for allowed uses at E. 10th St. & Six Mile Road.  
Legal Description: Remaining portions of Lots 3A, 4, 5 & 6, Fred Assam Memorial Addition (excluding Willow Run Addition), Minnehaha County  
Staff Steve Randall  
Petitioner Steve Van Buskirk, Six Mile Partners  
Recommendation Approval
  
6. 2012-01-02: CONDITIONAL USE PERMIT in the C-4, Planned Pages 27 - 36  
Commercial District to allow an on-sale alcohol establishment at 3400 W. 49th St.  
Legal Description: S 317' (Ex. W110') Block 6, New Town West Addition, Minnehaha County  
Staff David Loveland  
Petitioner Gregg Forsaith and David Birger, Nutty's  
Recommendation Approval
  
7. 2012-01-04: CONDITIONAL USE PERMIT in the C-2, General Pages 37 - 46  
Commercial District to develop a site greater than an acre at 2401 E. 10th St.  
Legal Description: CAS SE 1/4 (Ex. Lots H-1, Lots 51, 53, 54), N 20' Lots 55 & 66 & all of Lots 51-54 Unplatted in Section 15-101-49, Minnehaha County  
Staff Steve Randall  
Petitioner Brian Limoges, Peska Construction Inc.  
Recommendation Approval
  
8. 2012-01-07: CONDITIONAL USE PERMIT in the RC, Recreation/ Pages 47 - 54  
Conservation District to allow a commercial recreation facility at N. Bobhalla Dr. & W. Benson Rd.  
Legal Description: Lot 4, Block 1, Sanford Sports Complex Addition, Minnehaha County  
Staff David Loveland  
Petitioner Bob Winkels, Sanford Health  
Recommendation Approval
  
9. 2012-01-09: CONDITIONAL USE PERMIT in C-4, Planned Commercial Pages 55 - 64  
District to allow an on-sale alcohol establishment at 1914 S. Sycamore Ave.  
Legal Description: Lot 3 & N. 30.4' Lot 4, Tract 1, Golden Valley Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Jono Bot, Botski's  
Recommendation Approval

10. 2012-01-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a church and day care center at 506 N. Kiwanis Ave. Pages 65 - 69  
 Legal Description: Lot 26, Tract 1, Parkland Addition, Minnehaha County  
 Staff David Loveland  
 Petitioner Allen Kjesbo  
 Recommendation Approval
11. 2012-01-06: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Sanford Sports Complex Addition to develop a commercial recreation facility/arena and reduce side and rear yard setbacks to 0 at N. Bobhalla Dr. & W. 51st St. N. Pages 70 - 74  
 Legal Description: Lot 4, Block 1, Sanford Sports Complex Addition, Minnehaha County  
 Staff David Loveland  
 Petitioner Bob Winkels, Sanford Health  
 Recommendation Approval
12. 2012-01-08: FINAL DEVELOPMENT PLAN in Subarea D, Westwood Valley Planned Development District to allow construction of office and personal storage units at 2201 S. Ellis Rd. Pages 75 - 90  
 Legal Description: Part of Tract A, Westwood Valley Addition, Minnehaha County  
 Staff Steve Randall  
 Petitioner Kelly J. Neilson, Nielson Development  
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

13. 2012-01-12: REZONE from the RS-2 Residential District to the RD, Residential District for allowed uses at S. Audie Ave. & W. 81st St. Pages 91 - 100  
 Legal Description: To be platted as Tract 3A, Fischenich Addition, Lincoln County  
 Staff David Loveland  
 Petitioner Clint Ackerman, Signature Companies LLC  
 Recommendation Approval
14. 2012-01-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales & display at 601 W. 10th St. Pages 101 - 110  
 Legal Description: Lots 1 & 2, Block 17, Bennett's 1st Addition, Minnehaha County  
 Staff David Loveland  
 Petitioner Kefyalew Bereded, Blue Nile Auto  
 Recommendation Approval
15. 2012-01-03: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential structures at Pages 111 - 120

W. Lobelia St. & S. Purdue Ave.

Legal Description: Lots 1-8, Block 5, Elrods

Addition, Minnehaha County

Staff Steve Randall

Petitioner Don Runge, Crazy 8 LLC

Recommendation Approval

16. 2012-01-15: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 330 S. 1st Ave. Pages 121 - 132

Legal Description: The S 10' of Lot 1, and all of Lots 2 & 3, Block 5, Gales Addition, Minnehaha County

Staff Steve Randall

Petitioner Paul Damyan

Recommendation Approval

ADJOURNMENT