

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, April 4, 2012  
5:30 PM (ITEMS 1-13)  
7:00 PM (ITEMS 14-18)

Chair: KEN DUNLAP  
Vice Chair: MEREDITH LARSON  
Subject: The City Planning Commission will meet at 5:30 PM on  
Wednesday, April 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 MARCH 7, 2012 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2012-03-12: REZONE from the AG, Agricultural District to the Pages 1 - 10 RS-2 and RD, Residential District to allow residential development at W. 77th St. and S. Beal Ave.  
Legal Description: Tract 4A, Beal Addition, Lincoln County  
Staff Steve Randall  
Petitioner Don Runge, Shadow Valley LLC  
Recommendation Approval
4. 2012-03-18: MAJOR AMENDMENT to Subareas A-E of the Village at Pages 11 - 22 Sycamore and 57th Street Planned Development District to amend subarea regulations and boundaries at SW Corner of E. 57th St. & S. Sycamore Ave.  
Legal Description: Tract 2, Stern's Addition, Lincoln County  
Staff David Loveland  
Petitioner Joel Dykstra, Robert Broin Living Trust  
Recommendation Approval

5. 2012-03-04: CONDITIONAL USE PERMIT in the RD, Residential Pages 23 - 32  
District to construct a four-unit residential building at 6808  
S. Witzke Ave.  
Legal Description: Lot 8 & 9, Block 21, Platinum Valley  
Addition, Lincoln County  
Staff Steve Randall  
Petitioner Glenn Foster, Kaskade Builder, Inc.  
Recommendation Approval
6. 2012-03-09: CONDITIONAL USE PERMIT in the RD, Residential Pages 33 - 46  
District to construct 4-unit residential buildings at E. 73rd  
St. & S. El Dorado Ave.  
Legal Description: Approx. 10.32 acres located in the  
SE1/4 of the NE1/4 of Section 14, Township 100 North, Range 50  
West of the 5th P.M., Lincoln County  
Staff Steve Randall  
Petitioner Sam Wipf, Select Builders  
Recommendation Approval
7. 2012-03-11: CONDITIONAL USE PERMIT in the C-3, Central Pages 47 - 58  
Business District to allow an on-sale alcohol establishment at  
524 N. Main Ave.  
Legal Description: S 1/2 Vac. W. 4th St. lying adjacent  
and Lot 1, Block 32, Brookings and Edmunds Addition, Minnehaha  
County  
Staff Steve Randall  
Petitioner Sarah Lavin, Zing  
Recommendation Approval
8. 2012-03-19: FINAL DEVELOPMENT PLAN in Subarea B of the Pages 59 - 70  
Interstate Crossing Business Park to construct a recreation  
business facility at S. Solberg Ave. & W. 58th St.  
Legal Description: To be platted as Lot 8, Block 2,  
Interstate Crossing Business Park Addition, Lincoln County  
Staff David Loveland  
Petitioner Scott Redd, SkyZone of Sioux Falls  
Recommendation Approval
9. 2012-03-03: FINAL DEVELOPMENT PLAN in Subarea E of the Granite Pages 71 - 82  
Valley Planned Development District to construct a warehouse/  
office building at E. Dike Dr.  
Legal Description: Lot 12 & 13, Block 1, Granite Valley  
Addition, Minnehaha County  
Staff David Loveland  
Petitioner Randy DeWitt, DeWitt Properties  
Recommendation Approval
10. 2012-03-06: FINAL DEVELOPMENT PLAN in Subarea E of the Marion Pages 83 - 96  
Place Planned Development District to allow construction of a  
convenience store at SW Corner of W. 26th St. & S. Edna Ave.  
Legal Description: Lot 2, Schwartz Addition, Minnehaha  
County  
Staff David Loveland  
Petitioner Jeff Stein, Hy-Vee, Inc.

Recommendation Approval

11. 2012-03-08: PRELIMINARY SUBDIVISION PLAN for the Whispering Pages 97 - 108  
Woods Addition, Phase 2 to develop a residential subdivision  
at E. 57th St. & S. Southeastern Ave.  
Legal Description: A portion of Government Lots 2 & 3,  
Section 7-100-49 and a portion of Tract 2, Shields 2nd  
Addition, Lincoln County  
Staff Steve Randall  
Petitioner Kim Welbig, Whispering Woods, LLC  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 2012-03-10: CONDITIONAL USE PERMIT in the C-2, General Pages 109 - 116  
Commercial District to allow motor vehicle repair at 2110  
W. Burnside St., Ste. 2.  
Legal Description: E 83' N 25' Lot 7, W 1/2 of vac.  
Holly Avenue adjacent; the E 83' of Lot 6; all of Lot 5;  
and the W 1/2 of vac. Holly Avenue adjacent; and Lots 9-11,  
Block 23, Airport Addition, Minnehaha County  
Staff David Loveland  
Petitioner Robert Anderson, Bob's Cycle Repair  
Recommendation Approval

13. 2012-03-13: CONDITIONAL USE PERMIT in the C-2, General Pages 117 - 124  
Commercial District to allow motor vehicle sales and  
display at 4610 W. 12th St.  
Legal Description: Tract 12 (except the S 2') SE 1/  
4 SW 1/4 of Section 13-101-50, Minnehaha County  
Staff David Loveland  
Petitioner Chesley H Cain, Synthetic Warehouse  
Recommendation Approval

BREAK UNTIL 7:00 PM

14. 2012-03-05: FINAL DEVELOPMENT PLAN in Subarea B of the Pages 125 - 136  
Prairie Hills North Planned Development District to allow  
construction of a truck wash at E. Granite Lane - north of  
60th St. N.  
Legal Description: Lot 1, Block 1, Roeman Addition,  
Minnehaha County  
Staff David Loveland  
Petitioner Paul Reynolds, RCM Services, Inc.  
Recommendation Approval
15. 2012-02-04: REZONE from the O, Office District to the C-4, Pages 137 - 162  
Planned Commercial District and the RC, Recreation/  
Conservation District for allowed uses at NE Corner of E.  
69th Street and S. Cliff Avenue.

Legal Description: A portion of the S 1/2 of the SW1/4 of the SW 1/4, Section 12-100-50, Lincoln County (as shown by exhibit)  
Staff Steve Randall  
Petitioner Paula Wagner, Wal-Mart Stores, Inc.  
Recommendation Approval

16. 2012-03-16: PRELIMINARY SUBDIVISION PLAN for the Dakota Crossing Addition in the C-4, O, RA-1, RC, RD and RS-2 Districts for a multiple use subdivision at NE Corner of W. 85th St. and S. Minnesota Ave. Pages 163 - 174

Legal Description: S 1/2 of the SW 1/4 (Except Tract 1 Springdale Addition and except Lot H-1), Section 14-100-50, Lincoln County  
Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies, LLC  
Recommendation Approval

17. 2012-03-15: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow construction of two-family residential buildings at W. 81st St. & S. Minnesota Ave. Pages 175 - 182

Legal Description: To be platted as Lots 1-5, Block 2; Lots 1-9, Block 4, Dakota Crossings Addition, Lincoln County  
Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies, LLC  
Recommendation Approval

18. 2012-03-17: CONDITIONAL USE PERMIT in the RD, Residential District to allow construction of townhome buildings at NE Corner of W. 85th St. & S. Minnesota Ave. Pages 183 - 184

Legal Description: To be platted as Lots 1-7, Block 3; Lots 1-4, Block 5; Lots 11-17, Block 4, Dakota Crossings Addition, Lincoln County  
Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies, LLC  
Recommendation Approval

ADJOURNMENT