

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, June 6, 2012
7:00 PM

Chair: ken dunlap
Vice Chair: meredith larson
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, June 6, 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 May 2, 2012 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2012-05-01: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1826 S. Grange Avenue. Pages 1 - 12
Legal Description: Lots 10 and 11, Block 8, University Addition, Minnehaha County
Staff Dave Loveland
Petitioner Frank Hughes, Augustana College
Recommendation Approval
4. 2012-05-02: REZONE RS-2, Residential District to S, Institutional District for allowed uses at 1904 S. Grange Avenue. Pages 13 - 24
Legal Description: Dennis Subdivision, Blocks 9, 10, 23, 24; Lot 16, Block 9, University Addition, Minnehaha Couhnty
Staff Dave Loveland
Petitioner Frank Hughes, Augustana College
Recommendation Approval
5. 2012-05-09: MAJOR AMENDMENT to Subarea A, Willow Run Planned Pages 25 - 36

Development District to expand Subarea Boundaries for future single and multi-family residential subdivision and development at 8000 E. Hwy 42.

Legal Description: Tract 3, Willow Run Addition, Minnehaha County
Staff Steve Randall
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval

6. 2012-05-14: MAJOR AMENDMENT to Subareas A & B of the Sanford Sports Complex Planned Development District to add additional land uses as permitted uses in the district at N. Bobhalla Dr. & W. Benson Rd. Pages 37 - 44

Legal Description: Lots 4, 6, & 10, Block 1, Sanford Sports Complex Addition; A portion of the SE 1/4 SE 1/4 Section 31-102-49; a portion of the SW 1/4 SE 1/4, Section 31-102-49; a portion of the NW 1/4 SE 1/4 Section 31-102-49; a portion of the NE 1/4 SE 1/4, Section 31-102-49; all in Minnehaha County
Staff Dave Loveland
Petitioner Nate White, Sanford Health
Recommendation Approval

7. 2012-04-10: CONDITIONAL USE PERMIT in the I-2, General Industrial District To allow expansion of outdoor storage for Vander Hagg s, Inc. truck salvage at 1701 E. 54th St. N. Pages 45 - 56

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

8. 2012-05-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow expansion of a non-conforming use at 218 S. Summit Avenue. Pages 57 - 68

Legal Description: Lot 14, Block 17, Bennett's 1st Addition, Minnehaha County
Staff Steve Randall
Petitioner Ryan Revoir
Recommendation Approval

9. 2012-05-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2313 W. 12th St. Pages 69 - 78

Legal Description: Lots 1-4 (Ex. H-1 & S-1), Block 2, Beverly Gardens Addition, Minnehaha County
Staff Steve Randall
Petitioner Jessica David, Easy Dough Casino
Recommendation Approval

10. 2012-05-12: CONDITIONAL USE PERMIT in the S, Institutional District to allow a boarding house at 2020 S. Summit Ave. Pages 79 - 88

Legal Description: Lots 16-18, Block 20, University Addition, Minnehaha County

Staff Dave Loveland
Petitioner Kris Graham, Southeastern Behavioral HealthCare
Recommendation Approval

11. 2012-05-15: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow development of a site greater than an acre at 500 S. Foss Ave. Pages 89 - 98
Legal Description: Tract 1A (Ex. Lot H1) Dawley 2nd Addition, Minnehaha County
Staff Dave Loveland
Petitioner Matthew D. Werner, Batis Development Co.
Recommendation Approval
12. 2012-05-19: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 2609 E. 10th St. Pages 99 - 108
Legal Description: Lot 84, County Auditors Subdivision, SE 1/4 Section 15-101-49, Minnehaha County
Staff Steve Randall
Petitioner Guillarmo Hidalgo, Los Angeles Auto Sales
Recommendation Approval
13. 2012-05-10: MINOR AMENDMENT in Subarea V of the Platinum Valley Planned Development District to reduce the required rear-yard setback from 30' to 25' at 3531 & 3535 W. 91st Pl. Pages 109 - 118
Legal Description: Lots 17 & 18, Block 9, Platinum Valley III Addition, Lincoln County
Staff Steve Randall
Petitioner Don Dunham
Recommendation Approval
14. 2012-05-13: DESIGN REVIEW in the Downtown Design Review District to construct a 5-story hotel at 200 Block of E. 8th St. Pages 119 - 142
Legal Description: To be platted as: Lot 1 & 2, Block 1, Lumber Exchange Addition III; Lot 1, Block 1, Lumber Exchange Addition II; Minnehaha County
Staff Dave Loveland
Petitioner Craig Lloyd, C.R. Lloyd & Associates
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

15. 2012-05-06: REZONE from the RC, Recreation/Conservation, the RA-2, Residential, and the I-1, Light Industrial Districts to the C-4, Planned Commercial, the RC, Recreation/Conservation and the RA-2, Residential Districts for allowed uses at 3400 S. Grange Ave. Pages 143 - 152
Legal Description: Tract 1, Block 2, Williams Addition, Minnehaha County

Staff Dave Loveland
Petitioner Don Dunham, Grange Land Venture LLC
Recommendation Approval

16. 2012-05-07: PRELIMINARY SUBDIVISION PLAN for Williams Pages 153 - 164
Addition, a multiple use subdivision at 3400 S. Grange
Avenue.

Legal Description: Tract 1, Block 2, Williams
Addition, Minnehaha County
Staff Dave Loveland
Petitioner Don Dunham, Grange Land Venture, LLC
Recommendation Approval

17. 2012-05-18: REZONE from the RS-1, Residential District to Pages 165 - 174
the C-4, Planned Commercial District for allowed uses at W.
57th St. & S. Old Yankton Trl.

Legal Description: West Old Yankton Circle located in
Government Lot 1, NE 1/4 Section 9-100-50; That portion of
Lot H-2, Government Lots 1 & 2, Section 9-100-50; the W 1/
2 of the unnamed road lying adjacent to Lots 5 & 6, Tract
1, Peterson's Subdivision, part of Government Lot 1,
Section 9-100-50; Lots 1-6, Tact 1, Peterson's Subdivision;
Lot 1A, Ideker Addition, & S 177' CAS Tract 1. Government
Lot 1 (Ex Lot E-1) NE 1/4 Section 9-100-50; and Lot 1 E-1,
Ideker Addition & Lot E-1, CAS Tract 1, Government Lot 1 NE
1/4 Section 9-100-50; all in Lincoln County (as
shown by exhibit)
Staff Steve Randall
Petitioner Lester A. Kinstad
Recommendation Approval

18. 2012-05-16: CONDITIONAL USE PERMIT in the I-1, Light Pages 175 - 184
Industrial District to allow motor vehicle repair and sales
at 300 S. Marion Rd & 5212 W. 12th St.

Legal Description: Lot 16, Block 4, Industrial
Subdivision; Tract 1 (Ex. S 7' Road & Ex. E. 75') CAS SW 1/
4 SW 1/4 Section 13-101-50, Minnehaha County
Staff Steve Randall
Petitioner Qadir Aware, Sioux Falls Auto Sales
Recommendation Deferal

19. 2012-05-17: CONDITIONAL USE PERMIT in the 1-2, Heavy Pages 185 - 202
Industrial District to all a recycling processing facility
at 920 & 1110 N. Weber Ave.

Legal Description: Tract 3, (Ex. Lots 2-5 & Ex. N
American Car Company Addition) S of McClellan St. & E. of
Weber Avenue (Ex. That portion of Tract 3 Lying N of County
Auditor's Subdivision Lot 3), Minnehaha County
Staff Steve Randall
Petitioner Laurie B. Cressman, Advanced Recycling Systems LLC
Recommendation Deferal