

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, July 11, 2012
7:00 PM

Chair: KEN DUNLAP
Vice Chair: MEREDITH LARSON
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, July 11, 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 CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF JUNE 6, 2012 MINUTES OF REGULAR MEETING.

2. PLATS

3. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REPEALING SUBSECTION 4 OF CHAPTER 15.59.306 OF APPENDIX B OF THE ZONING ORDINANCE OF SAID CITY Pages 1 - 2
Staff Shawna Goldammer
Petitioner City of Sioux Falls
Recommendation Approval

4. 2012-05-20: REZONE RS-2, Residential District to the RC, Pages 3 - 8
Recreation/Conservation District for allowed uses at S. Southeastern Avenue and E. Stoney Brook Trail
Legal Description: A Portion of Tract 2, Six Hayes Addition in Government Lot 6, Section 7-100-49, Lincoln County by exhibit
Staff Steve Randall
Petitioner Scott Gilbert, Whispering Woods South, LLC
Recommendation Approval

5. 2012-05-21: REZONE C-2, General Commercial District to RD, Pages 9 - 14
Residential District to reflect existing use at 105 S. Blauvelt Avenue

Legal Description: Lot 10, Block 4, Phillips
Addition to East Sioux falls, Minnehaha County
Staff Steve Randall
Petitioner Robin Aos
Recommendation Approval

6. 2012-06-05: REZONE C-4, Planned Commercial District to the I- Pages 15 - 22
1, Light Industrial District for allowed uses at 5204 and 5208
S. Loop Place

Legal Description: Lots 4 & 5, Block 1, Bend
Addition, Lincoln County
Staff Steve Randall
Petitioner Michael Thuringer, Bierschbach Equipment & Supply Co. Inc.
Recommendation Approval

7. 2012-06-07: REZONE I-1, Light Industrial District to the RS-2, Pages 23 - 32
Residential District to reflect existing use at 2003 N.
Wayland Avenue

Legal Description: Lot 1, Tract 2, of the
NW1/4 Section 10-101-49, Minnehaha County
Staff Steve Randall
Petitioner Phyllis D. Rogers
Recommendation Approval

8. 2012-06-10: REZONE AG, Agricultural District to the Avera Pages 33 - 50
Planned Development District for future corporate campus at W.
69th Street and S. Louise Avenue

Legal Description: NW1/4 Section 16-100-50,
Except Lots H-1, H-2 and Tract Aof Prairie View Addition,
Lincoln County, by exhibit
Staff Steve Randall
Petitioner Richard Molseed, Avera
Recommendation Approval

9. 2012-05-23: MAJOR AMENDMENT to Subareas A, B and C, Foss Pages 51 - 66
Fields Planned Development District to revise the Initial
Development Plan at E. 6th Street and N. Powderhouse Road (SD
Hwy 100)

Legal Description: S370' SE1/4 NE1/4 and
N1076' NE1/4 SE1/4 Section 13-101-49, Minnehaha County, by
exhibit
Staff Steve Randall
Petitioner Ron & Jean Tysdal, Foss Fields Development Company, LLC
Recommendation Approval

10. 2012-05-22: PRELIMINARY SUBDIVISION PLAN for Foss Fields Pages 67 - 76
Addition

Legal Description: 370' SE1/4 NE1/4 and
N1076' NE1/4 SE1/4 Section 13-101-49, Minnehaha County
Staff Steve Randall
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval

11. 2012-04-12: CONDITIONAL USE PERMIT in the S, Institutional Pages 77 - 88

District to allow student housing at 1904 S. Grange Avenue
Legal Description: Dennis Subdivision,
Blocks 9, 10, 23, 24; Lot 16, Block 9, University Addition,
Minnehaha County
Staff Dave Loveland
Petitioner Frank Hughes, Augustana College
Recommendation Approval

12. 2012-04-13: CONDITIONAL USE PERMIT in the S, Institutional Pages 89 - 100
District to allow student housing at 1826S. Grange Avenue
Legal Description: Lots 10 and 11, Block
8, University Addition, Minnehaha County
Staff Dave Loveland
Petitioner Frank Hughes, Augustana College
Recommendation Approval

13. 2012-06-11: CONDITIONAL USE PERMIT in the C-2, General Pages 101 - 112
Commercial District to allow a day care center at 2011 W.
45th Street
Legal Description: S115.5' N148.5' Block
7 (Ex. E85') Tom Berry's Addition, Minnehaha County
Staff Steve Randall
Petitioner Shantel Wittstruck, Playtime Preschool and Child Care
Center
Recommendation Approval

14. 2012-06-12: CONDITIONAL USE PERMIT in the RD, Residential Pages 113 - 124
District to allow construction of 3-plex townhomes at W.
Madison Street and N. Valley View Road
Legal Description: Proposed Lots 1-16,
Block 27; Lots 1-4, Block 23; Lots 1-7, Block 9; Aspen
Heights Addition (A Portion of Lalley Estates Addition
Tract 6A), Minnehaha County
Staff Steve Randall
Petitioner Clint Ackerman, Signature Homes LLC
Recommendation Approval

15. 2012-06-16: SPECIAL USE PERMIT in Subarea A, 57th Street Pages 125 - 136
West Planned Development District to allow on-sale alcohol
at 5023 S. Louise Avenue
Legal Description: Lot 2, Block 2,
Rolling Hills Subdivision Addition, Lincoln County
Staff Steve Randall
Petitioner Sandra Reynolds, Olive Destination, Inc.
Recommendation Approval

16. 2012-06-01: MINOR AMENDMENT to Subarea B, 69th Street and Pages 137 - 146
Louise Avenue Planned Development District to increase
allowed freestanding sign height from six feet to seventeen
feet at 3720 W. 69th Street
Legal Description: Lot 4A, Block 3,
Sonler Addition
Staff Jeff Schmitt
Petitioner Thomas Busch, Avera McKennan Hospital & University Health
Center

Recommendation Approval

17. 2012-06-14: MINOR AMENDMENT to Subarea G, Beadle Greenway Planned Development District to modify parking lot size and surfacing at 406 E. 14th Street Pages 147 - 158
Legal Description: Lot A1, Block 1 G.B.M.
Addition, Minnehaha County
Staff Steve Randall
Petitioner Jim Bruns, Bruns Construction Company
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

18. 2012-06-03: REZONE O, Office District to the I-1, Light Industrial District for allowed uses at Southwest corner of W. 2nd St. and N. Kiwanis Avenue Pages 159 - 170
Legal Description: Lots 1, 2, 3, 10, 11 & 12 and E1/2 of vacated Hudson Avenue, Block 21, Harrison's Addition, Minnehaha County
Staff Steve Randall
Petitioner Lanny Auringer, Innovative Design & Management Services, LLC
Recommendation Approval

19. 2012-06-08: REZONE RD, Residential District to the C-2, General Commercial District for allowed uses at 226 W. 41st Street and 233 & 229 W. 40th Street Pages 171 - 180
Legal Description: Lots F, A and E1/2 Lot B, Lot C and W1/2 Lot B Subdivision Lot 15 of Walkins & McDonalds Plat, Minnehaha County
Staff Steve Randall
Petitioner Kevin Nyberg, Nyberg Limited Partnership
Recommendation Approval

20. 2012-05-16: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair and sales at 300 S. Marion Rd & 5212 W. 12th St. Pages 181 - 190
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

21. 2012-05-17: CONDITIONAL USE PERMIT in the 1-2, Heavy Industrial District to allow a recycling processing facility at 920 & 1110 N. Weber Ave. Pages 191 - 208
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 Denial

22. 2012-06-04: CONDITIONAL USE PERMIT in the RD, Residential Pages 209 - 220
District to allow a day care center playground at 6900 S.
Witzke Avenue
Legal Description: Lot 7, Block 21,
Platinum Valley Addition, Lincoln County
Staff Steve Randall
Petitioner Mandy and Nathan Petersen, Bright Eyes Daycare
Recommendation Approval
23. 2012-06-13: CONDITIONAL USE PERMIT in the C-2, General Pages 221 - 232
Commercial District to allow motor vehicle sales and
service at 601 W. 10th Street
Legal Description: Lots 1 & 2, Block 17,
Bennett's 1st Addition, Minnehaha County
Staff Dave Loveland
Petitioner Kefyalew Bereded, Blue Nile Auto
Recommendation Approval
24. 2012-05-24: MINOR AMENDMENT to Subarea B, Summerhill South Pages 233 - 240
Planned Development District to reduce corner front yard
setback from 20' to 18.5' at 4201 & 4203 E. Brookline Drive
Legal Description: Lots 1A & 1B, Block
19, Summer Hill South Addition, Minnehaha County
Staff Steve Randall
Petitioner Blake Hyde, Empire Homes, LLC
Recommendation Approval
25. INFORMATIONAL- THE WHITTIER HEIGHTS CONCERTED PLAN, A Pages 241 - 258
CONCERTED REDEVELOPMENT PLAN FOR VACANT AND UNDERDEVELOPED
LAND
Staff Adam Roach
Petitioner
Recommendation Accept
26. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 259 - 264
PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #16.
Legal Description: Tract 2, except the
East 310 , SW ... of Section 10, Township 101 North, Range 49
West; and Tracts 1, 4 and 5, and the abandoned Illinois
Central Railroad ROW abutting thereto, NW ... of Section 15,
Township 101 North, Range 49 West, Minnehaha County, SD
Staff Adam Roach
Petitioner Community Development on behalf of the Dunham Company
Recommendation Approval
27. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE Pages 265 - 270
PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #16.
Legal Description: Tract 2, except the
East 310 , SW ... of Section 10, Township 101 North, Range 49
West; and Tracts 1, 4 and 5, and the abandoned Illinois
Central Railroad ROW abutting thereto, NW ... of Section 15,

Township 101 North, Range 49 West, Minnehaha County, SD
Staff Adam Roach
Petitioner Community Development on behalf of the Dunham Company
Recommendation Approval

28. 2012-06-15: FINAL DEVELOPMENT PLAN in Subarea A, Sioux Falls Plaza Planned Development District to construct an events center at 1111 N. West Avenue Pages 271 - 282
Legal Description: Lot 6A, Block 2, Sioux Falls Center Addition, Minnehaha County
Staff Dave Loveland
Petitioner City of Sioux Falls
Recommendation Approval

ADJOURNMENT