

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, August 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, August 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 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 JULY 11, 2012 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2012-07-02 CONDITIONAL USE PERMIT in the C-4, Planned Pages 1 - 10
Commercial District to allow an on-sale alcohol establishment
use at 3100 W 12th Street.
Legal Description: Lot C Sub Tr 1 Naredel s Addn. & Lots
2 & 3 Tr 2D Naredel s 2nd Addn., Minnehaha County.
Staff Jeff Schmitt
Petitioner Jerry & Marige Behnke, Dakota Billards, Inc.
Recommendation Approval
4. 2012-07-04 CONDITIONAL USE PERMIT in C-4 Planned Pages 11 - 22
Development District to allow retail trade and service,
including gas dispensing, on a parcel greater than one acre in
size at 3400 S Grange Avenue.
Legal Description: Proposed Lot 1, Block 2, Williams
Addn., Minnehaha County, by exhibit.
Staff Jeff Schmitt
Petitioner Ted Johnson, Costco
Recommendation Approval

5. 2012-07-06 PERMITTED SPECIAL USE in Subarea E River Pages 23 - 32
 Crossing Planned Development District to allow an on-sale alcohol establishment use at 2209 W 57th Street.
 Legal Description: Lot 1A, Block 7, River Crossing Addn., Lincoln County.
 Staff Russ Sorenson
 Petitioner Dave Thompson
 Recommendation Approval

6. 2012-07-05 FINAL DEVELOPMENT PLAN in Subarea G Dawley Pages 33 - 44
 Farm Village Planned Development District to allow for furniture retail trade and service use at SD HWY 100 and SD 42.
 Legal Description: A portion of Lot 7, Block 17, Dawley Farm Village Addn., Minnehaha County, by exhibit.
 Staff Russ Sorenson
 Petitioner Bill Hinks
 Recommendation Approval

7. 2012-07-07 FINAL DEVELOPMENT PLAN in Subarea C Garden Pages 45 - 54
 Village Planned Development District to allow medical office use at 6908 S Lyncrest Place.
 Legal Description: Lot 3, Block 5, Garden Village Addn., Lincoln County.
 Staff Russ Sorenson
 Petitioner Donald A. Dunham, Dunham Companies
 Recommendation Approval

8. 2012-07-09 FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Pages 55 - 66
 Subarea A Willow Creek Planned Development District to allow an increase in density and building height to construct a multi-family residential building at West 18th Street and Willow Creek Place.
 Legal Description: Lot 2A, Tract A, Delbridge Addn., Minnehaha County.
 Staff Russ Sorenson
 Petitioner Dave Erickson, Van de Walle Associates, LLC
 Recommendation Approval

9. 2012-07-11 FINAL DEVELOPMENT PLAN in Subarea K, Bentwood Pages 67 - 84
 Village Planned Development District to allow townhomes at 81st Street and Beal Avenue.
 Legal Description: Lots 1-6, Block 1 and Lots 1-6, Block 2, Tract 1 Bentwood Place Addn., Lincoln County.
 Staff Russ Sorenson
 Petitioner Brady Hyde, Empire Homes, LLC
 Recommendation Approval

REGULAR AGENDA APPROVAL

10. 2012-06-17 REZONE from the RS-2 and RD, Residential Pages 85 - 92
 Districts to the Sanford USD Medical Center Planned

Development District for allowed uses, medical office uses and parking within an area boarded by 18th Street and 22nd Street, between Menlo and Prairie Avenues.

Legal Description: An area boarded by 18th Street and 22nd Street, between Menlo and Prairie Avenues, Minnehaha County, by exhibit.

Staff Russ Sorenson
Petitioner Orlen Tschetter, Sanford Health
Recommendation Approval

11. 2012 -07-08 MAJOR AMENDMENT in Subarea C West 57th Street #2 Planned Development District to allow multi-family uses at West 58th Street and South Rolling Green Avenue. Pages 93 - 102

Legal Description: Tract 2, Block 2, Pana Addn., Lincoln County

Staff Russ Sorenson
Petitioner Dave Erickson, Van de Walle Associates, LLC
Recommendation Approval

12. 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 103 - 112

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
Recommendation Deferal

13. 2012-07-03 CONDITIONAL USE PERMIT in C-3 Central Business District to allow an on-sale alcohol establishment use at 330 S 1st Avenue. Pages 113 - 122

Legal Description: S10 Lot 1 & All Lots 2 & 3, Block 5, Gale s Sioux Falls Addn., Minnehaha County.

Staff Jeff Schmitt
Petitioner Paul Damyman, Epstein Property Management, LLC
Recommendation Approval

ADJOURNMENT