

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 5, 2012
7:00 PM

Chair: Ken Dunlap
Vice Chair: Meredith Larson
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, September 5, 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 AUGUST 1, 2012 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2012-07-13 CONDITIONAL USE PERMIT in the I-1, Light Pages 1 - 8
Industiral District to allow farm implement sales, display and
service use at 5204 and 5208 S Loop Place.
Legal Description: Lots 4 and 5, Block 1, Bend Addition,
Lincoln County.
Staff Jason Bieber
Petitioner Michael Thuringer
Recommendation Approval
4. 2012-07-05 FINAL DEVELOPMENT PLAN in Subarea G Dawley Farm Pages 9 - 24
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 Addition, Minnehaha County, by exhibit.
Staff Russ Sorenson
Petitioner Craig Lloyd
Recommendation Approval

5. 2012-08-01 CONDITIONAL USE PERMIT for on-sale alcohol Pages 25 - 34
establishment in the C-2 General Commercial District at 2009 W
41st Street.
Legal Description: Block 1 (Ex S232 , H1, H2, H3, & H4)
and Block 2 (Ex S 162 & H1, H2) Tom Berry s Addition to Sioux
Falls, Minnehaha County.
Staff Jason Bieber
Petitioner Luke Wilson
Recommendation Approval

6. 2012-08-06 CONDITIONAL USE PERMIT to allow on-sale Pages 35 - 42
alcohol establishment use at 1220 W 41st Street.
Legal Description: Tracts 1A, 2A, 3A, and 4 Gilrich
Additon, Minnehaha County
Staff Jason Bieber
Petitioner Adam Scott
Recommendation Approval

7. 2012-08-02 FINAL DEVELOPMENT PLAN in Subarea G Dawley Pages 43 - 56
Farm Village Planned Development District to allow for retail
trade and service uses at 901 S Highling Place.
Legal Description: Lot 6, Block 17, Dawley Farm Village
Addition, Minnehaha County.
Staff Russ Sorenson
Petitioner Craig Lloyd
Recommendation Approval

8. 2012 -08-04 FINAL DEVELOPMENT PLAN in Subarea H, Beadle Pages 57 - 66
Greenway Planned Development District to allow group home use
at 509 S 4th Avenue.
Legal Description: Lot 11, Block 21, Gale s Sioux Falls
Additon, Minnehaha County
Staff Russ Sorenson
Petitioner Chris Thorkelson
Recommendation Approval

9. 2012-08-09 FINAL DEVELOPMENT to allow construction of Pages 67 - 78
multi-family residential uses in Subarea A, West 57th Street
Planned Development District #2 at 4401 W 58th Street.
Legal Description: Tract 2, Block 2, Pana Addition,
Lincoln County
Staff Jason Bieber
Petitioner David Erickson
Recommendation Approval

10. 2012-08-19 FINAL DEVELOPMENT PLAN in Subarea C, Sanford Pages 79 - 94
Sports Complex Planned Development District to allow hotel
use at N Bobhalla Drive and E 51st Street N.
Legal Descripton: Lot 1 Block 2 Sanford Sports Complex
Addition, Minnehaha County
Staff Jeff Schmitt
Petitioner TMI Hospitality - Dan Rheault
Recommendation Approval

11. 2012-07-14 MINOR AMENDMENT in Subarea F, Prairie Hills Pages 95 - 104
 South Planned Development District to reduce front yard residential setback from 25 feet to 22 feet at 2408 W Sleigh Creek Circle.
 Legal Description: Lot 12, Block B2, Prairie Hills Addition, Lincoln County
 Staff Jason Bieber
 Petitioner Steve & Allison Gary
 Recommendation Approval
12. 2012-08-22 MINOR AMENDMENT in the Sanford Sports Pages 105 - 118
 Complex for acceptance of a Master Sign Plan and associated sign package.
 Legal Description: Lot 4, Block 1, Sanford Sports Complex Addition
 Staff Jeff Schmitt
 Petitioner Sanford Health
 Recommendation Approval
13. 2012-08-18 PRELIMINARY SUBDIVISION PLAN for LOAP Pages 119 - 126
 Addition to allow industrial uses at N Rice Street and E Benson Road.
 Legal Description: Tract 1, LOAP Addition, in SE ... Section 35, T102 N, R49W, Minnehaha County
 Staff Jeff Schmitt
 Petitioner Sayre & Associates - Doug Berkland
 Recommendation Approval
14. 2012-08-05 DESIGN REVIEW DISTRICT APPLICATION in I-229 Pages 127 - 136
 Design Review District to allow a trash enclosure and utility equipment within the 25' landscape setback at 3101 W 57th Street.
 Legal Description: Lot 1 Vision Holdings Addition, Lincoln County
 Staff Jason Bieber
 Petitioner Matt Jensen
 Recommendation Approval
15. 2012-08-14 DESIGN REVIEW in the C-3, Central Business Pages 137 - 144
 District to allow multi-family residential uses at 115 N Dakota Avenue.
 Legal Description: 12 wide alley lying adjacent and Lot 13 and S 16 Lot 14, Block 3, J L Phillips Addition, Minnehaha County.
 Staff Dave Loveland
 Petitioner RSA Architects - Jeremy Christopherson
 Recommendation Approval

REGULAR AGENDA APPROVAL

16. 2012-05-16: CONDITIONAL USE PERMIT in the I-1, Light Pages 145 - 149
 Industrial District to allow motor vehicle repair and sales at 300 S. Marion Road and 5212 W 12th Street.

Legal Description: Lot 16, Block 4, Industrial
Subdivision; Tract 1 (Ex. S 7 Road & Ex. E 75) CAS SW ...
SW ... Section 13-101-50., Minnehaha County.
Staff Jason Bieber
Petitioner Quadir Aware
Recommendation Denial

17. 2012-08-08: CONDITIONAL USE PERMIT to allow Pages 150 - 161
construction of 4-plex townhome residential uses at 6900
and 6904 S Witzke Avenue, Lincoln County
Legal Description: Lots 6 and 7, Block 21, Platinum
Valley Addition, Lincoln County
Staff Russ Sorenson
Petitioner Glen Foster
Recommendation Approval
18. 2012-08-10: FINAL DEVELOPMENT PLAN in Subarea C, Garden Pages 162 - 171
Village Additon & Subarea B Garden Village II Planned
Development Districts to allow construction of a daycare
center at 7101 S. Minnesota Avenue.
Legal Description: Lot 5, Block 5, the Garden Village
Additon and Lot A of Tract 3A Fischenich Addition, Lincoln
County
Staff Jason Bieber
Petitioner Nathan Petersen
Recommendation Approval
19. 2012-08-21: MINOR AMENDMENT in Subarea C of Garden Villiage & Subarea
B of Garden Village II Planned Development Districts to (1) reduce the
side yard setback from 10' to 0 for parking, (2) reduce the front yard
setback adjacent to S. Minnesota Ave. from 25' to 20', and (3) reduction
in the required number of parking spaces from 30 to 27 (25 parking spaces
plus 2 for bike rack).
Legal Description: Lot 5, Block 5, the Garden Village Additon and Lot A
of Tract 3A Fischenich Addition, Lincoln County
Staff Jason Bieber
Petitioner Nathan Petersen
Recommendation Approval
20. 2012-08-12: FINAL DEVELOPMENT PLAN in Subareas D and H, Pages 172 - 187
Rolling Heights Planned Development District to allow
construction of retail and office building at 69th Street
and Western Avenue.
Legal Description: Lot 1, Block 2, Remington Pointe
Addition and Lot 1, Block 3 Cypress Knoll Addition, Lincoln
County
Staff Russ Sorenson
Petitioner Chad Van Buskirk
Recommendation Approval
21. 2012-08-11: MINOR AMENDMENT in Subarea D Rolling Heights Planned
Development District to allow landscape setback reduction from 25 feet to
15 feet at 69th Street and Western Avenue.
Legal Description: Lot 1 Block 3, Cypress Knol Addition, Lincoln County
Staff Russ Sorenson

Petitioner Chad Van Buskirk
Recommendation Approval

22. 2012-08-13: MINOR AMENDMENT in Subarea C, Rolling Heights Planned Development District to allow an additional monument signage at 5915 Remington Place. Pages 188 - 195
Legal Description: Lot 2, Block 4, Cypres Knol Additon, Lincoln County
Staff Jason Bieber
Petitioner Chad Van Buskirk
Recommendation Denial

ADJOURNMENT