

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, October 2, 2013  
6:00 PM

Chair: KEN DUNLAP  
Vice Chair: JESSIE SCHMIDT  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, October 2, 2013 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 6:00 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 SEPTEMBER 4th, 2013 MINUTES OF REGULAR MEETING.
  
2. PLATS

CONSENT AGENDA APPROVAL

3. 2013-09-01: REZONE C-4, Planned Commercial District to the RC, Recreation/Conservation District for allowed uses located at the northeast corner of W. 60th St. N. and N. Marion Rd. Pages 1 - 8  
Legal Description: A portion of Outlot A, Block 7, Sioux Empire Development Park 7 Addition, Minnehaha County, as shown by exhibit  
Staff Jason Bieber  
Petitioner Slater Barr  
Recommendation Approval
  
4. 2013-09-03: REZONE from O, Office District and RS-2, Residential District to RC, Recreation/Conservation District for allowed uses located north of E. 10th St. and east of N. Six Mile Rd. Pages 9 - 14  
Legal Description: A portion of the SW 1/4 of Section 17, T101N-R48W, Minnehaha County as shown by exhibit  
Staff Steve Randall  
Petitioner Steve Van Buskirk

Recommendation Approval

5. 2013-09-05: REZONE from AG, Agricultural District to the RD, Residential District for allowed uses located north of W. 41st St and west of S. Ellis Rd. Pages 15 - 20  
Legal Description: East 1/2 of the North 1/2 of the SW 1/4 of Section 28-101-50, Minnehaha County  
Staff Steve Randall  
Petitioner Rick Dunlap  
Recommendation Approval
  
6. 2013-09-15: REZONE from RS-1, Residential District to the S, Institutional District, RS-2, Residential District and RC, Recreation/Conservation Districts for allowed uses located 1/2-mile west of N. Marion Rd on W. Maple St. Pages 21 - 26  
Legal Description: To be platted as Lots 1 thru 4A, Northwest School Park Addition, Minnehaha County (as shown by exhibit)  
Staff Jason Bieber  
Petitioner Todd Vik  
Recommendation Approval
  
7. 2013-09-04: MAJOR AMENDMENT in Subarea H of Rolling Heights Planned Development District to allow off-sale alcohol, on-sale alcohol, and medical office to allowed uses located at the northwest corner of W. 69th St. and S. Western Ave. Pages 27 - 34  
Legal Description: Lot 1, Block 2, Remington Point Addition & Lot 1, Block 3, Cypress Knoll Addition, Lincoln County  
Staff Jason Bieber  
Petitioner Steve Van Buskirk  
Recommendation Approval
  
8. 2013-09-07: MAJOR AMENDMENT in Subareas A & B of Village at Sycamore and 57th Street Planned Development District to change subarea boundaries located at the southwest corner of E. 57th St. and S. Sycamore Ave. Pages 35 - 42  
Legal Description: Tract 1, Stern's Addition, Lincoln County  
Staff Jason Bieber  
Petitioner Joel Dykstra  
Recommendation Approval
  
9. 2013-05-26: CONDITIONAL USE PERMIT in C-3, Central Business District to allow housing units on first floor located at the northeast corner of W. 11th St. and S. Minnesota Ave. Pages 43 - 58  
Legal Description: Lot 5A & 6A, Block 5, J.L. Phillips Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Chris Thorkelson  
Recommendation Approval
  
10. 2013-09-08: CONDITIONAL USE PERMIT in the C-2, General Pages 59 - 64

Commercial District to allow motor vehicle display and sales located at 1609 W. 1st St.  
Legal Description: Lots 3 & 4, Block 35, Airport Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Terry Veldhouse  
Recommendation Approval

11. 2013-09-14: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment located at 815 S. Marion Rd. Pages 65 - 72  
Legal Description: Tract 1, Dunham s Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Mike Walz  
Recommendation Approval
12. 2013-06-08: FINAL DEVELOPMENT PLAN in Subarea C of the Lundstrom s Planned Development District to construct an addition to the existing assisted living facility located at 3408 W. Ralph Rogers Rd. Pages 73 - 90  
Legal Description: Tract 1B of Central Baptist Church Addition in Gov't Lot 4 & N1/2 of the SW1/4 of Section 9, T100N, R50W, And Part of Tract 3 Lundstrom's Second Subdivision  
Staff Steve Randall  
Petitioner Al Svenes  
Recommendation Approval
13. 2013-09-09: FINAL DEVELOPMENT PLAN in Subarea A of the Wings Planned Development District to construct an indoor recreation facility located at the northwest corner of E. 69th St. and S. Bahnson Ave. Pages 91 - 100  
Legal Description: Portion of Tract 3, Hayes Addition, Lincoln County  
Staff Steve Randall  
Petitioner Paul Reynolds  
Recommendation Approval
14. 2013-09-11: FINAL DEVELOPMENT PLAN in Subarea A of the Sanford Sports Complex Planned Development District to construct an indoor recreation facility located south of W. 51st St. N. and east of N. Bobhalla Ave. Pages 101 - 112  
Legal Description: Lot 7, Block 1, Sanford Sports Complex Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Keith Thompson  
Recommendation Approval
15. 2013-09-13: FINAL DEVELOPMENT PLAN in Subarea A of the Sanford Sports Complex Planned Development District to construct an indoor recreation facility located at the southeast corner of W. 54th St. N. and N. Bobhalla Ave. Pages 113 - 124  
Legal Description: Lot 9, Block 1, Sanford Sports Complex Addition, Minnehaha County

Staff Steve Randall  
Petitioner Sue Salter  
Recommendation Approval

REGULAR AGENDA APPROVAL

16. 2013-09-06: CONDITIONAL USE PERMIT in the C-4, Planned Pages 125 - 134  
Commercial District to allow motor vehicle sales, display,  
service, and repair located at 909 W. 41st St.  
Legal Description: Lot 1, Tract 1, Kirby Jamtgaard  
Addition, Minnehaha County  
Staff Steve Randall  
Petitioner David Heald  
Recommendation Approval

17. 2013-09-02: MINOR AMENDMENT in Subarea A of the Sanford Pages 135 - 144  
Medical Center Planned Development District to construct a  
skywalk in the required front yard setback located at W.  
19th St. and S. Grange Ave.  
Legal Description: Tract 1 & N 1/2 of Vacated W. 20th  
Street, Sioux Valley Hospital Addition and S. Grange Right-  
of-way and S1/2 Block 8, N238' Block 9 and all Vacated 19th  
St. Adjacent Thereto, Park Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Bob Winkels  
Recommendation Approval

18. 2013-09-10: MINOR AMENDMENT in Subarea A of the Wings Pages 145 - 152  
Planned Development District for a reduction in parking  
requirements for an indoor recreation facility located at  
E. 69th St. and S. Bahnson Ave.  
Legal Description: Portion of Tract 3, Hayes  
Addition, Lincoln County  
Staff Steve Randall  
Petitioner Paul Reynolds  
Recommendation Approval

ADJOURNMENT