

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, February 5, 2014
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, February 5, 2014 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).

INFORMATIONAL ITEM
CONSENT AGENDA

1. APPROVAL OF JANUARY 8, 2014 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2014-01-05: REZONE from the RS-2, Residential District to the RD, Residential District for allowed uses, located east of N. Pennsylvania Ave. and south of W. 54th St. N.
Legal Description: Lots 1-5, Block 7, Green Hills Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Richard Brake
Recommendation Approval
4. 2014-01-13: MAJOR AMENDMENT in Subarea A, Red Rock Park West Planned Development District to add antenna support structure and telecommunication tower as allowed uses, located at 5309 E. Ryan Place.
Legal Description: Lot 3, Red Rock Park First Addition, Minnehaha County
Staff Jason Bieber
Petitioner Curt Walter
Recommendation Approval

5. 2014-01-02: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcoholic beverage establishment, located at 221 S. Phillips Ave.
Legal Description: Lots 13-15, Block 17, JL Phillips Addition, Minnehaha County
Staff Jason Bieber
Petitioner Dominique Fontenille
Recommendation Approval

6. 2014-01-06: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcoholic beverage establishment, located at 923 S. Marion Rd.
Legal Description: Tract 2, Dunham Addition, Minnehaha County
Staff Jason Bieber
Petitioner Mark Lambert
Recommendation Approval

7. 2014-01-07: CONDITIONAL USE PERMIT in C-2, General Commercial District to construct a telecommunications tower, located at 2210 W. 50th St.
Legal Description: Lot 4A, Block 1, Burlington Second Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Curt Walter
Recommendation Approval

8. 2014-01-08: CONDITIONAL USE PERMIT in C-2, General Commercial District to construct a telecommunications tower, located at 401 N. Marion Rd.
Legal Description: Tract A, Block 1, Pine Meadows Fifth Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Curt Walter
Recommendation Approval

9. 2014-01-14: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow residential on the first floor, located at the northwest corner of E. 14th St. and S. 2nd Ave.
Legal Description: Lots 7-12, Block 19, Gales Sioux Falls Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Clint Ackerman
Recommendation Approval

10. 2014-01-17: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to construct a telecommunications tower, located at 4001 W. Tickman St.
Legal Description: Lot 2, Block 1, Career Place Center Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Daniel Dean
Recommendation Approval

11. 2014-01-19: CONDITIONAL USE PERMIT in the C-3, Central Business

District to allow an on-sale alcoholic beverage establishment, located at 200 S. Phillips Ave.

Legal Description: W 70' of the N 1/2, Block 1, JL Phillips Addition, Minnehaha County
Staff Jason Bieber
Petitioner Jennifer Swanson
Recommendation Approval

12. 2014-01-03: SPECIAL USE PERMIT in Subarea A, of the Beakon Center Planned Development District to allow an on-sale alcoholic beverage establishment, located at 4807 S. Louise Ave.
Legal Description: Tract J3, Lot 1, Block 6, Valhalla Addition & Lot 2, (Ex. H-1) Block 1, Beakon Center Addition, Minnehaha County
Staff Jason Bieber
Petitioner Kenneth Vos
Recommendation Approval
13. 2014-01-04: SPECIAL USE PERMIT in Subarea G, of the Taylor Planned Development District to allow an on-sale alcoholic beverage establishment, located at 5002 S. Marion Rd.
Legal Description: Tract 1, Taylor Heights Addition, Lincoln County
Staff Jason Bieber
Petitioner Thomas Thompson
Recommendation Approval
14. 2014-01-12: SPECIAL USE PERMIT in Subarea E, Prairie Hills South Planned Development District to allow an on-sale alcoholic beverage establishment, located at 6209 S. Pinnacle Pl.
Legal Description: Lot 5A, Block 5, Prairie Hills Addition, Minnehaha County
Staff Jason Bieber
Petitioner Shari Roelfsama
Recommendation Approval
15. 2014-01-18: FINAL DEVELOPMENT PLAN in Subarea B, Three Fountains Plaza Planned Development District to construct multi-family residential, located at the northwest corner of W. 85th St. and S. Western Ave.
Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County
Staff Jason Bieber
Petitioner Joel Dykstra
Recommendation Approval
16. 2014-01-11: PRELIMINARY SUBDIVISION PLAN for West Pointe Addition, located south of W. 85th St. and east of S. Tallgrass Ave.
Legal Description: Portion of the NW 1/4, Section 20-100-50, Lincoln County
Staff Jason Bieber
Petitioner Clint Ackerman
Recommendation Approval
17. 2014-01-15: DESIGN REVIEW in the Downtown Design Review District to construct a multi-family residential development, located at the northwest corner of E. 14th St. and S. 2nd Ave.

Legal Description: Lots 7-12, Block 19, Gales Sioux Falls Addition,
Minnehaha County
Staff Diane de Koeyer
Petitioner Clint Ackerman
Recommendation Approval

18. 2014-01-16: DESIGN REVIEW in the 49th Street Corridor Design Review District to construct an addition over 300 square feet, located at 4701 W. Empire Place.
Legal Description: Lot 1, Tract 8, Sioux Empire Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Chris Larson
Recommendation Approval

REGULAR AGENDA APPROVAL

19. 2014-01-10: CONDITIONAL USE PERMIT in the RA-2, Multi-family Residential District to allow an on-site parking lot, located at 1714 S. Spring Ave.
Legal Description: N 44' of the SW 1/4 & N 1/3 of the SE 1/4 & E 122' Lots 1 & 2 & all Lots 3 & 4, Keenan s Subdivision, N 1/2, Block 64 Park Addition, Minnehaha County
Staff Diane de Koeyer
Petitioner Chuck Nelson
Recommendation Approval

20. Election of Officers

NEW BUSINESS
ADJOURNMENT