

TO: City Planning Commission
FROM: Mike Cooper, Director of Planning and Building Services
SUBJECT: The City Planning Commission will meet at 7:00 p.m. on Wednesday,
March 3, 2010 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS 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

CHANNEL 16 THE FIRST, WEDNESDAY OF EACH MONTH AT 7:00 P.M. CHANNEL 16 REBROADCAST: SATURDAY 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting). TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

ITEMS RECEIVED AND FILED

1. APPROVAL OF FEBRUARY 3, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-02-03: REZONE from the AG, Agricultural District to the C-4, Planned Commercial District for allowed uses at 6300 S. Tallgrass Ave.
RECOMMENDATION: Staff recommends approval of the Rezoning. STAFF: Dave Loveland PETITIONER: Harv Hendrickson, NORTHWESTERN COLLEGE.

STAFF REPORT

EXHIBITS

4. 2010-01-02: MAJOR AMENDMENT to the Whisper Ridge Planned Development District to expand Subarea B boundaries by including the subject parcels at S. Southeastern Ave. & Whisper Trail. RECOMMENDATION: Staff recommends approval of the Major Amendment. STAFF: Dave Loveland PETITIONER: Brian Gruis, ENVISION COMPANY

EXHIBITS

STAFF REPORT

5. 2010-02-01: MAJOR AMENDMENT to Subareas C & F to move the subject parcel from Subarea C to Subarea F to reflect existing uses at 8000 E. Arrowhead Pkwy. RECOMMENDATION: Staff recommends approval of the Major Amendment. STAFF: Dave Loveland PETITIONER: Eric Willadsen, WILLADSEN-LUND ENGINEERING.

EXHIBITS

STAFF REPORT

6. 2010-01-03: FINAL DEVELOPMENT PLAN in Subarea B of the Whisper Ridge Planned Development District to construct four-unit residential buildings at S. Southeastern Ave. & Whisper Trail. RECOMMENDATION: Staff recommends approval of the Final Development Plan. STAFF: Dave Loveland PETITIONER: Brian Gruis, ENVISION COMPANY

STAFF REPORT

EXHIBITS

7. 2010-02-02: FINAL DEVELOPMENT PLAN in Subarea D of the Good Samaritan National Center Planned Development District to construct a 32-unit assisted living center at Corner of W. Creekside Dr. & W. Creekside Circle. RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following condition:
1. A landscape schedule shall be provided as part of the building permit plan check. No new or additional ash trees shall be installed on site. STAFF: Dave Loveland PETITIONER: Cory Bleyenbug, KOCH HAZARD ARCHITECTS

STAFF REPORT

EXHIBITS

APPROVAL OF CONSENT AGENDA

REGULAR AGENDA

8. 2010-01-06: REZONE from the C-4, Planned Commercial District and the RA-2 District to the Minnehaha County Courthouse Planned Development District for allowed uses at NE Corner of Minnesota Ave. & W. 3rd St. RECOMMENDATION: Staff recommends approval of the Rezoning. STAFF: Dave Loveland PETITIONER: Larry Crane, PERSPECTIVE

STAFF REPORT

EXHIBITS

9. 2010-02-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 904 S. Cliff Ave. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions: 1. A security management plan is to be approved by the City's Crime Prevention Officer. 2. The Conditional Use Permit is valid for this tenant only. STAFF: Steve Randall PETITIONER: Jae Sim 3. There will be signs posted telling customers not to park in the neighbors' parking lots.

STAFF REPORT

EXHIBITS

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING APPENDIX B OF THE REVISED ORDINANCES OF THE CITY FOR ZONING BOARD OF ADJUSTMENT VOTE. Staff: Shawna Goldammer
Applicant: City of Sioux Falls Recommendation: Approval

STAFF REPORT

11. ADJOURN Meeting adjourned at 7:25 PM