

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, July 2, 2008 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 JUNE 4, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-06-09: FUTURE LAND USE AMENDMENT to reallocate future land use designations from single-family residential to multi-family residential at East 73rd Street and South Cliff Avenue. Staff recommends approval of the future land use amendment. Petitioner: Bonnie Peterson-Mogen/Diamond Valley, LLP
4. 2008-05-08: REZONE from the AG, Agriculture District to the RS-2, Residential District for future development at West of Culbert Ave at the end of W 60th Street. Staff recommends approval of the rezoning. Petitioner: Mike Thurman
5. 2008-05-23: REZONE from the AG, Agriculture District and the Whispering Woods Planned Development District to the RS-2, Residential District for future development at north of S. Southeastern Avenue and E. 69th Street. Staff recommends approval of the rezoning. Petitioner: Brian J. Bauer, Whispering Woods South, LLC
6. 2008-06-04: REZONE from the RS-2, Residential District to the RC,

Recreation/Conservation District at West 53rd St. and S. Klein Ave. Staff recommends approval of the rezoning request. Petitioner: City of Sioux Falls / Sioux Falls School District.

7. 2008-06-11: REZONE from the RS-2, Residential District to the O, Office District at East 77th Street and South Cliff Avenue. Staff recommends approval of the rezoning. Petitioner: Bonnie Mogen, Diamond Valley LLP.
8. 2008-06-14: REZONE from the RS-2, Residential District to the RD, Residential District at 4208 to 4300 N. Pennsylvania Avenue. Staff recommends approval of the rezoning. Petitioner: Marc Harris, NW 43 LLC
9. 2008-06-02: MAJOR AMENDMENT in Subarea C of the Grand Prairie East Planned Development District to amend the subarea regulations at 26951 S Cliff Avenue or 77th Street and Cliff Avenue. Staff recommends approval of the Major Amendment. Petitioner: Eric Willadsen, Willadsen Lund Engineering.
10. 2008-06-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct a duplex at 615 S Highland Ave. Staff recommends approval of the conditional use permit. Petitioner: Leigh D. Roelofs, 801 N. Duluth, LLC.
11. 2008-06-06: FINAL DEVELOPMENT PLAN in Subarea C of the Diamond Valley Planned Development District to construct a residential 4-plex at E. 73rd Street and S. Cliff Avenue. Staff recommends approval of the Final Development Plan with the following stipulations: 1. A building permit is required prior to construction. All information required as part of plan reviews such as landscaping, contours and any other required renderings or information shall be submitted at the time of building permit application. Petitioner: Chad Javers, Javers Construction
12. 2008-05-11: PRELIMINARY SUBDIVISION PLAN for Galway Park - Phase 5 Addition, in the RS-2, Residential District, for the future development of residential uses at West of Culbert Ave off end of West 60th Street. Staff recommends approval of the preliminary subdivision plan. Petitioner: Mike Thurman
13. 2008-05-24: PRELIMINARY SUBDIVISION PLAN in the RS-2, Residential District for Whispering Woods South Addition for the future development of residential uses at north of 69th and Southeastern. Staff recommends approval of the preliminary subdivision plan. Petitioner: Brian J. Bauer, Whispering Woods South, LLC

APPROVAL OF CONSENT AGENDA with Item 4 and Item 12 DEFERRED

APPROVAL OF THE REGULAR AGENDA with Item 17 and Item 22 DEFERRED

14. PUBLIC HEARING: 2009-2013 CAPITAL IMPROVEMENT PROGRAM

15. 2008-06-20: REZONE from the AG, Agriculture District to the C-4, Planned

Commercial District at East 57th Street and Hwy 11. Staff recommends approval of the rezoning. Petitioner: Clayton Jamison and Bob Natz, Site2 Development

16. 2008-04-39: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District for on-sale alcohol as a primary use for a sports bar and grill with video lottery at W. 18th Street and S. Marion Road. Staff recommends approval of the conditional use permit with the following conditions:
  1. Approved for this Applicant only.
  2. Security management plan approved by the crime prevention officer prior to business opening.Petitioner: Thomas F. Thompson, Pinball, Inc.
  
17. 2008-05-09: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to install new telecommunications facility at 4000 W 49th St. staff recommends approval of the conditional use permit with the following conditions:
  1. The pole is to be standard flag pole stealth design.
  2. The flag has to be flown to American Legion Standards
  3. Chain link fence with barbed wire on top is not allowed.Petitioner: Curt Walter/VERIZON  
DEFERRED BY PETITIONER
  
18. 2008-06-08: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle sales and display at 4014 N Cliff Avenue. Staff recommends approval of the conditional use permit with the following conditions:
  1. Approval for this applicant only.
  2. A scalable drawing shall be submitted showing parking areas for display, staff handicapped parking, and customer parking.
  3. An access easement shall be provided to the residential property behind the subject property.Petitioner: Cheryl Kappenman
  
19. 2008-06-13: SPECIAL USE PERMIT in the 57th Street West PD, Planned Development District to allow on-sale alcohol as an accessory use to a restaurant at 5015 S Louise Ave. Staff recommends approval of the Special Use Permit with the following conditions:
  1. Approved for this Applicant only.
  2. Security management plan approved by the crime prevention officer prior to business opening.Petitioner: Peter K. Chou, Royal Palace.
  
20. 2008-06-23: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a multi-tenant commercial/office building at 400 S Sycamore Avenue. Staff recommends approval of the conditional use permit.  
Petitioner: Jim Dunham, Dunham Company.
  
21. 2008-06-16: MINOR AMENDMENT to Subareas A & B in Southern Hills Planned Development District to increase the allowable building height from 35 feet to 45 feet at East 57th Street and S. Macarthur Lane. Staff recommends approval of the Minor Amendment with the following stipulation:
  1. A combination of building materials including brick be provided on all sides of the building to reduce the scale of the building visually.

2. Revise the landscaping plan to conform to PD Regulations for screening with berms and trees. Petitioner: David Erickson, Van De Walle Associates.

22. 2008-05-10: DESIGN REVIEW in the 49th Street Design Review District for the installation of a new telecommunications facility at 4000 W 49th Street. Staff recommends approval of the Minor Amendment with the following stipulation:
1. A combination of building materials including brick be provided on all sides of the building to reduce the scale of the building visually.
  2. Revise the landscaping plan to conform to PD Regulations for screening with berms and trees.
- Petitioner: Curt Walter, Verizon Wireless  
DEFERRED BY PETITIONER
23. 2008-04-07: FINAL DEVELOPMENT PLAN and DESIGN REVIEW in Subarea A, 57th Street West Planned Development District to construct a hotel and banquet facility at 5300 South Grand Circle. Staff recommends approval of the Final Development Plan and Design Review. Petitioner: Terry Pieniazek, Hegg Companies
24. 2008-06-15: FINAL DEVELOPMENT PLAN in Subareas A & B of the Southern Hills Planned Development District to construct a mixed-use building at East 57th Street and Macarthur Lane. Staff recommends approval of the Final Development Plan. Petitioner: David Erickson, Van De Walle Associates.
25. 2008-06-17: FINAL DEVELOPMENT PLAN in Subarea E of the Meadows on the River Planned Development District to construct a multi-tenant commercial building at 2316 S Louise Ave. Staff recommends approval of the Final Development Plan with the following stipulations: 1. To be effective upon the effective date of the Major Amendment for this use. Petitioner: Beth Guenther, Koch Hazard Architects
26. 2008-06-21: FINAL DEVELOPMENT PLAN in Subareas F & G of the Dawley Farm Village Planned Development District and MINOR AMENDMENT to allow an increase in building height from 25 feet to 29 feet for building D2 at SW Corner of Arrowhead Parkway and SD 100. Staff recommends approval of the Final Development Plan and Minor Amendment with the following stipulations:
1. Renderings submitted depicting the proposed Best Buy are approved for Building D2 only, as indicated on the submitted site plan (SP34), with the building renderings submitted depicting the "inverted L" on the north side of building D2. Final clarifications can be approved by Planning staff, as long as the inverted L is on the north side.
  2. Building B1 should maintain the general theme of the development.
  3. The subject property is to be platted prior to issuance of any building permits.
  4. Final grading contours shall be submitted as part of the required building permit application.
  5. Black Ash or other ash tree varieties shall comprise no more than 25 percent of the total deciduous shade tree count. A landscape plan specifying the exact species of each tree shall be submitted for each building area as part of the building permit application.
  6. Vacation of the old portion SD Highway 11 is required prior to the approval of Plats.
- Petitioner: Patrick Dady, Opus Northwest, LLC.

27. 2008-06-22: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Western Avenue and Ralph Rogers Planned Development District to allow the construction of an orthodontics clinic, and reduce the required side-yard setback from ten feet to eight feet at three blocks south of 57th Street on Western Avenue. Staff recommends approval of the Final Development Plan and Minor Amendments. Petitioner: Robert J. Winkels, Jr.; The Winkels Group, Inc

28. Adjourn Meeting was adjourned at 9:15 PM