

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, June 4, 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 MAY 7, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-04-33: REZONING from the AG, Agricultural District to the RS-2, RA-1, and RD, Residential Districts, and the RC, Recreation/Conservation District to develop property for residential uses at S. Southeastern Avenue and E. 69th St. Staff recommends approval of the rezoning.
4. 2008-05-07: REZONE from Subarea B Granite Valley Planned Development District to the RC, Recreation/Conservation District for future public open space at E 67th Street North and N Seubert Ave. Staff recommends approval of the rezoning.
5. 2008-05-16: REZONE from the C-4, Planned Commercial District to the RA-1, Residential District to allow the construction of apartments at W. 18th Street and S. Marion Road. Staff recommends approval of the rezoning.
6. 2008-05-19: REZONE from the AG, Agriculture District to the Village at Sycamore and 57th Planned Development District at SW Corner of 57th and Sycamore. Staff recommends approval of the rezoning.

7. 2008-05-20: REZONE from the Brooks Crossing Planned Development District and the C-4, Planned Commercial District to the Brooks Crossing Planned Development District and C-4, Planned Commercial District to revise subarea boundaries and incorporate additional property into the PD at NE Corner of E. 57th Street and S. Sycamore Avenue. Staff recommends approval of the rezoning.
8. 2008-05-02: MAJOR AMENDMENT in Subarea E of the Meadows on the River Planned Development District to allow Retail Trade & Service, Office and On-Sale Alcohol as uses permitted at 2316 South Louise Avenue. Staff recommends approval of the Major Amendment with new Subarea Regulations to be provided by the Applicant prior to the City Council 1st Reading of the revised zoning ordinance.
9. 2008-05-03: CONDITIONAL USE PERMIT for on-sale alcohol as an accessory use at 4101 S Louise Ave.
10. 2008-05-04: CONDITIONAL USE PERMIT to bring two existing apartments into compliance with the zoning ordinance at 302 S Summit Ave. Staff recommends approval of the conditional use permit with the following conditions:
 1. The applicant shall bring the rental units up to current City Building Codes.
 2. No expansion in the number of living units is allowed at the subject property until property has met all zoning and building requirements.
11. 2008-05-05: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to replace a non-conforming manufactured home with a new one at 3708 N 10th Ave.
12. 2008-05-06: MINOR AMENDMENT in Subarea A of the Windswept/Timber Estates PD to allow accessory buildings larger than main residence at approximately 1/2 mile south of 85th Street along Western Avenue. Staff recommends approval of the Minor Amendment.
13. 2008-04-11: FINAL DEVELOPMENT PLAN in Subarea A of the Marion Place Planned Development District to construct an office building at 4605 West Homefield Drive. Staff recommends approval of the Final Development Plan.
14. 2008-05-14: FINAL DEVELOPMENT PLAN in Subarea A of the Scooter Planned Development District for the construction of a multi-tenant commercial building at East 2nd Street and North Cliff Avenue. Staff recommends approval of the Final Development Plan with a Minor Amendment with the following stipulations:
 1. Setbacks shall be maintained as indicated on the submitted plans.
 2. A safe and convenient pedestrian pathway, as approved by the Transportation Planner, should be established from the Remington Place right-of-way sidewalk to the front of the building.
15. 2008-04-38: PRELIMINARY SUBDIVISION PLAN for Heavenly Meadows II Addition in the RS-2, RA-1 & RD Residential Districts, and the RC, Recreation/Conservation District to develop residential uses at S. Southeastern Avenue

and E. 69th Street. Staff recommends approval of the preliminary subdivision plan.

APPROVAL OF CONSENT AGENDA

APPROVAL OF REGULAR AGENDA with Item 28 and Item 33 deferrred

16. 2008-05-26: AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, RESCINDING THE 1998 SUBDIVISION REGULATIONS OF THE CITY OF SIOUX FALLS (ORDINANCE 18-98) AND ADOPTING THE 2008 REVISED SUBDIVISION REGULATIONS OF THE CITY OF SIOUX FALLS. Staff recommends approval of the subdivision ordinance amendment.
17. 2008-05-27: AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY CHANGING THE DEFINITION OF LIVING GROUND COVER. Staff recommends approval of the zoning ordinance amendment.
18. 2007-08-14: SIX MONTH REVIEW OF CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment (beer and wine bistro) at 420 E. 8th Street. 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 Police Department.
 3. Planning Commission review of this Conditional Use Permit is required six months and one year from the start of business.
19. 2007-07-29: SIX MONTH REVIEW OF CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 136 S. Phillips Avenue. Staff recommends approval of the conditional use permit with the following conditions:
 1. A security management plan is approved by the Crime Prevention Officer.
 2. A floor plan, drawn to scale, is provided to the Building Services Division with the change in use request.
 3. Approved for this Applicant only.
 4. Planning Commission review of this Conditional Use Permit is required six months and one year from the start of business.
20. 2008-04-41: FUTURE LAND USE AMENDMENT allowing changes in future land uses to add an allocation of commercial future land uses at southwest corner of E. 57th Street and Hwy. 11. Staff recommends approval of the future land use amendment.
21. 2008-04-42: FUTURE LAND USE AMENDMENT allowing changes in future land uses to add an allocation of mixed land uses at southeast corner of E. 57th Street and Hwy. 11. Staff recommends approval of the future land use amendment.
22. 2008-04-43: FUTURE LAND USE AMENDMENT allowing changes in future land uses to add an allocation of commercial land uses at southeast corner of E. 57th Street and Hwy. 11. Staff recommends approval of the future land use amendment.

23. 2008-05-22: FUTURE LAND USE AMENDMENT to add an allocation of single family residential, multi-family residential and park and open space land uses at North of E. 69th and East of S. Southeastern Avenue. Staff recommends approval of the future land use amendment.
24. 2008-04-18: REZONE from the AG, Agricultural District and the C-4, Planned Commercial District to the C-2, General Commercial District to allow construction of a motel at 1220-1321 East 63rd St. North. Staff recommends approval of the rezoning.
25. 2008-04-19: REZONE in the AG, Agricultural District to the C-2, General Commercial District to construct a motel at 1310 and 1401 East 63rd Street North. Staff recommends approval of the rezoning.
26. 2008-05-12: MAJOR AMENDMENT to Subarea A of the 57th Street West Planned Development District to allow hotel, motel motor court, motor lodge or tourist court uses, and to revise Subarea Regulations for parking, setback, landscaping and design review requirements at 5300 S Grand Circle. Staff recommends approval of the Major Amendment with new Subarea Regulations as proposed by the Applicant.
27. 2008-04-39: CONDITIONAL USE PERMIT 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. Final plat required prior to building permit issuance.
 2. Trash enclosure wall to be similar to building masonry material.
 3. Provide screening of parking and outdoor patio from adjacent residential uses.
 4. Provide public sidewalk
28. 2008-05-09: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to install a 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 with a smooth continuous surface, with no external surface attachments for additional providers, and shall provide underground cable connections from the pole to the equipment building.
 2. The flag has to be flown to American Legion Standards
 3. Chain link fence with barbed wire on top is not allowed.DEFERRED BY APPLICANT
29. 2008-05-15: CONDITIONAL USE PERMIT in the RD, Residential District to allow an in-home daycare at 1413 W 7th Street. staff recommends approval of the conditional use permit with the following conditions:
 1. Provide a site plan detailing location of the fence, play areas and parking areas.
30. 2008-05-18: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a motor vehicle repair shop at 4060 S Grange Ave. Staff recommends

approval of the conditional use permit.

31. 2008-05-28: CONDITIONAL USE PERMIT in the C-2, General Commerical District for the installation of a telecommunications facility at 1740 S Cliff Ave.

32. 2008-05-13: MINOR AMENDMENT to Subarea A of the 57th Street West Planned Development District to reduce front yard setback requirements from 15 feet to zero on S. Grand Circle and from 15 feet to 10 feet on S. Louise Avenue, to reduce on-site parking requirements from 232 spaces to 188 spaces, and to increase the maximum building height allowed from 45 feet to 50'-2-1/2"at 5300 S Grand View Circle. Staff recommends approval of the Minor Amendment.

33. 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 Design Review subject to the following conditions:
 1. Masonry screen wall with brick veneer and tapered masonry wall cap at a maximum height of eight feet.
 2. Provide screening of exposed freestanding utilities and equipment with brick veneer masonry wall or with landscaping at a minimum effective height of six feet.DEFERRED BY APPLICANT

34. 2008-05-17: DESIGN REVIEW in the I-229 Design Review District for required screening at a motor vehicle repair business at 4060 South Grange Avenue. staff recommends approval of the Design Review subject to the following conditions:
 1. Revised site plan indicating the storage area screened by means of an opaque wood fence, masonry wall or landscaped berms subject to approval by the Planning Director.
 2. Existing parking lot facilities not be used for unscreened storage of inoperable vehicles or parts.

35. ADJOURN. Meeting adjourned at 8:50 PM.