

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,
February 6, 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

Jessie Schmidt stepped down from the meeting for the Consent Agenda vote.

1. APPROVAL OF JANUARY 2, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2007-12-07: REZONE from AG, Agricultural District to the Briarwood Estates North Planned Development District, the RC, Recreation/Conservation District, the RD, Residental District, and RS-2, Residential District to allow single-family and multi-family residential, commercial and office land uses at E. 57th Street and S. Sycamore Ave.
Staff recommends approval of the rezoning and the following PD Subarea Regulations that were proposed by the Applicant:
4. 2008-01-07: REZONE AG, Agricultural District to RS-2, Residential District for an elementary school at E. 10th Street and Six Mile Road.
Staff recommends approval of the rezoning.
5. 2008-01-12: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales within an exsisting commerical parking lot (Park-it-Market) at 3709 W. 10th Street.
Staff recommends approval of the conditional use permit as presented in the application.

6. 2008-01-16: FINAL DEVELOPMENT PLAN in Subarea D, Meadows on the River PD, Planned Development District to construct a commercial building with apartments at S. Louise Avenue at W. Shirley Avenue.
Staff recommends approval of the Final Development Plan with the following stipulations:
 1. A site specific BMP is required on the plan.
 2. Trees are not allowed to be planted in the sewer easement.
 3. Submit landscaping plan to meet River Greenway Design Review District requirements for approval by the Planning Director.
 4. Submit signage plan for approval by the Asst. Planning Director.DEFERRED FOR 30 DAYS

7. 2008-01-17: FINAL DEVELOPMENT PLAN in Subarea A, Interstate Crossings Business Park PD, Planned Development District to construct a multi-tenant building with a caf^e and drive-up window at S. Solberg Avenue and S. Broadband Lane.
Staff recommends approval of the Final Development Plan with the following stipulations:
 1. Provide public sidewalk along both streets and connect with a clear pedestrian path to the front of the building.DEFERRED FOR 30 DAYS

8. 2008-01-18: FINAL DEVELOPMENT PLAN in Subarea C, Diamond Valley PD, Planned Development District to construct four-plex apartments at W. 73rd Street and S. Santa Rosa Circle.
Staff recommends approval of the final development plan.

APPROVAL OF CONSENT AGENDA WITH ITEM 6 & 7 DEFERRED

APPROVAL OF THE REGULAR AGENDA WITH ITEM 10 & 11 DEFERRED AND ITEM 16 WITHDRAWN

9. A RESOLUTION AMENDING THE FUTURE LAND USE MAP AS A PART OF THE SIOUX FALLS 2015 GROWTH MANAGEMENT PLAN PETITION NO. 2008-01-13 at Six Mile Road and E. 10th Street from the Single-Family and Multi-Family Residential Land Uses to an allocation of Commercial, Office/Institutional, and Multi-Family Land Uses.
Staff recommends deferral of the future land use amendment. Steve Randall, representing Planning Staff presented the report.

10. 2008-01-14: REZONE from the O, Office District to the C-2, General Commercial District to allow a motel expansion at 101 N. Blaine Ave.
Staff recommends deferral of the rezoning.
DEFERRED BY THE PETITIONER FOR 30 DAYS.

11. 2008-01-15: REZONE RD and RA-1, Residential Districts to the Bronto PD, Planned Development District at S. Ebenezer Avenue and W. Graceland Court.
DEFERRED BY PETITIONER

12. 2008-01-21: REZONE RS-1, Residential District and Boulder Ridge Estates Planned Development District to the Three Fountain Plaza Planned

Development District for mixed use commercial, office and multi-family residential development at Northwest corner of W. 85th Street and S. Western Avenue. Staff recommends approval of the rezoning, including the Initial Development Plan and Subarea Regulations. Steve Randall representing Planning Staff Presented the Staff Report.

13. 2007-12-31: MAJOR AMENDMENT to Subarea B, Lundstrom's Second Subdivision PD, Planned Development District to allow commercial development at W. 69th Street and W. Ralph Rogers Road.
Staff recommends approval of the of the Major Amendment. Shawna Goldammer, representing Planning Staff presented the Staff Report.
14. 2008-01-02: MAJOR AMENDMENT to Subarea B, Whisper Ridge PD, Planned Development District to change Subarea boundaries at S. Southeastern Avenue and E. Whisper Trail.
Staff recommends approval of the Major Amendment including revised Subarea map. Steve Randall, representing Planning Staff, presented the following report.
15. 2007-12-29: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow automobile storage yard at 3420 & 3424 W. Runge Place. Staff recommends approval of the conditional use permit but notes the following condition:
 1. A row of coniferous trees is provided, 40 foot on center adjacent to the Interstate 29 right of way located along the west and north property boundary. Shawna Goldammer, representing Planning Staff, presented the Staff Report.
16. 2008-01-05: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to construct an outdoor on-sale alcohol establishment at W. 38th Street and S. Carolyn Avenue.
Staff recommends denial of the conditional use permit ITEM HAS BEEN WITHDRAWN BY THE PETITIONER.
17. 2008-01-08: SPECIAL USE PERMIT in the Beakon Centre Planned Development District to allow an on-sale alcohol establishment as an accessory use to a restaurant at 4901 S. Louise Ave.
Staff recommends approval of the special use permit with the following conditions:
 1. Provide a food service menu showing alcohol as an accessory item.
 2. Approved for this Applicant only and the crime prevention officer is to approve a security management plan prior to business operation.Steve Randall, representing Planning Staff, presented the staff report.
18. 2008-01-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales within an existing commercial parking lot/ facility at 1701 W. Madison Street.
Staff recommends approval of the conditional use permit with the following conditions:
 1. No more that five display spaces are allowed on the site.
 2. Display of vehicles is only allowed in the area specified on the conditional use plan.Shawna Goldammer, representing Planning Staff, presented the Staff Report.

19. 2008-01-23: CONDITIONAL USE PERMIT in I-1, Light Industrial District to allow auto sales and grocery store at General Location: 1614 N. Cliff Avenue.
Staff recommends approval of the conditional use permit with the following conditions as previously approved for the grocery and the motor vehicle display and sales business:
1. Provide a dimensioned site plan showing required parking for Dakota Plating, required parking for a proposed grocery store, and expanded display area for motor vehicle sales.
 2. Provide anchored concrete bumper blocks at the perimeter of the existing parking lot to prevent vehicle encroachment over the property line or over the sidewalk.
- Steve Randall, representing Planning Staff, presented the Staff Report.
20. 2008-01-10: MINOR AMENDMENT to Subarea C, Prairie Meadows PD, Planned Development District, to allow parking in side yard setback at 6805 S. Minnesota Avenue.
Staff recommends approval of the minor amendment.
Shawna Goldammer, representing Planning Staff, presented the Staff Report.
21. 2008-01-09: FINAL DEVELOPMENT PLAN in Subarea C, Prairie Meadows Planned Development District to construct an office building at W. 77th Street and S. Minnesota Avenue.
Staff recommends approval of the Final Development Plan with the following stipulations:
1. The required front yard is provided as required by the zoning ordinance.
 2. Sign area is limited to the allowances provided in the O, General Office District. Other sign regulations are provided for in the Prairie Meadows Planned Development District regulations.
 3. Trash enclosure is of size to accommodate recycling and trash facilities, and is constructed of similar materials as the building.
 4. Sidewalks are required and must be indicated on site plans submitted with building permit request.
- Shawna Goldammer, representing Planning Staff, presented the Staff Report.
22. 2008-01-04: FINAL DEVELOPMENT PLAN in Subarea A, Lundstrom's Second Subdivision PD, to construct two four-plex apartment buildings, and MINOR AMENDMENT to reduce front yard setback from 20 feet to 8 feet and reduce the required trees along Miles Place from 3 trees to one at W. Ralph Rogers Road and W. Miles Place.
Staff recommends approval of the final development plan with the following stipulations:
1. The surface parking lot is screened along the southwest corner.
 2. Street (boulevard) trees are planted as required in the subarea regulations.
 3. All retaining wall or exposed foundations are of similar texture and color of other retaining walls provided in the proximity, approved by the Planning Director.
 4. Trash enclosures are constructed to accommodate recycling and trash facilities.
- Shawna Goldammer, representing Planning Staff, presented the Staff Report.
23. 2008-01-06: FINAL DEVELOPMENT PLAN in Subarea A, Tenth and Menlo PD, Planned Development District to construct a five-unit townhouse project at

1001 W. 10th St. and 211 S. Menlo Ave.

Staff recommends approval of the final development plan with the following stipulations:

1. There are 14 trees provided as indicated on the landscaping schedule.
 2. The roof lines on the east elevation include two gambles and three dormers.
 3. Edge treatment include pillar and picket style fences.
 4. Exterior building materials include lap siding in two earth tone colors on the east elevation and brick fascia on all elevations.
- Shawna Goldammer, representing Planning, presented the Staff Report.

24. 2008-01-03: A RESOLUTION OF THE CITY OF SIOUX FALLS APPROVING THE PRELIMINARY PLAN OF TIMBERHART ADDITION at E. Grant Street and S. Joliet Avenue.
Staff recommends approval of the preliminary subdivision plan as signed by the City Engineer.
Steve Randall, representing Planning Staff, presented the Staff Report.
25. 2008-01-20: A RESOLUTION OF THE CITY OF SIOUX FALLS APPROVING THE PRELIMINARY PLAN OF THE THREE FOUNTAINS ADDITION at Northwest corner of 85th St. and Western Ave.
Staff recommends approval of the preliminary subdivision plan as signed by the City Engineer.
Steve Randall, representing Planning Staff, presented the Staff Report.
26. ADJOURN.