

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,
December 1, 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. CONSENT AGENDA
Commissioner Jessie Schmidt and Commissioner Ken Dunlap stepped down from the meeting for this vote.
2. APPROVAL OF DECEMBER 5, 2007 MINUTES OF REGULAR MEETING.
3. PLATS.
4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT W. 60th STREET N. AND N. CAREER AVE. FROM THE AG, AGRICULTURAL DISTRICT TO THE C-4, PLANNED COMMERCIAL DISTRICT, PETITION NO. 2007-10-14 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
5. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT SYCAMORE AVE AND E. 57TH ST. FROM THE SYCAMORE CROSSING PLANNED DEVELOPMENT DISTRICT TO THE C-4 PLANNED COMMERCIAL AND BROOKS CROSSING PLANNED DEVELOPMENT DISTRICT, PETITION NO. 2007-12-09 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
6. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT E. 41ST ST. AND S. FAITH AVE. FROM THE AG, AGRICULTURAL DISTRICT TO THE RS-2, RESIDENTIAL DISTRICT, PETITION NO. 2007-12-19 AND AMENDING THE OFFICIAL

ZONING MAP OF THE CITY OF SIOUX FALLS.

7. 2007-11-24: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 125 N. Marion Road.
8. 2007-12-02: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an after school program at Hillcrest Baptist Church at 4301 E. 26th Street.
9. 2007-12-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District for an off-premise sign within 600' of a church at 3501 N Cliff Ave.
10. 2007-12-18: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to allow a kennel at 4521 E. 26th Street.
11. 2007-12-22: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow off-site BMP accessory to Sioux Falls Seminary at 2123 S. Norton Avenue. --DEFERRED BY THE PETITIONER--
12. 2007-12-03: FINAL DEVELOPMENT PLAN in Subarea C, Westwood Valley PD, Planned Development District, to construct two six-plex residential condominium buildings at W. 32nd Street and S. Hofstad Avenue.
13. 2007-12-04: FINAL DEVELOPMENT PLAN in Subarea C, Westwood Valley PD, Planned Development District, to construct two four-plex residential condominium buildings at W. 32nd Street and Norma Trail.
14. 2007-12-26: FINAL DEVELOPMENT PLAN in Subarea B, Thelin Business Center Planned Development District for construction of various retail buildings. at Benson Road west of Louise Ave.
15. 2007-12-27: FINAL DEVELOPMENT PLAN in Subarea A, Thelin Business Center PD for construction of 88 multi-housing units at N Career Avenue, south of Cayman Street.
16. 2007-12-32: FINAL DEVELOPMENT PLAN in Subarea B, Thelin Buisness Center Planned Development District to allow construction of a day care center and a gym at Louise Ave, S. of Cayman.
17. APPROVAL OF CONSENT AGENDA Motion to approve with Item 10 DEFERRED.
18. APPROVAL OF REGULAR AGENDA Motion to approve with Items 18 and 23 DEFERRED.
19. A RESOLUTION AMENDING THE FUTURE LAND USE MAP AS A PART OF THE SIOUX FALLS 2015 GROWTH MANAGEMENT PLAN PETITION NO. 2007-10-13 AT W. 85TH ST. AND S. WESTERN AVE FROM THE SINGLE FAMILY, MULTI-FAMILY AND OFFICE/INSTITUTIONAL

LAND USE TO AN ALLOCATION OF MIXED USE AND MULTI-FAMILY FUTURE LAND USES. The petitioner, Clayton Jamison of SITE 2, 300 South Main Avenue, came forward to address the Commission.

20. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT 801-807 N. CLIFF AVE. FROM THE O, GENERAL OFFICE DISTRICT TO THE SCOOTER PLANNED DEVELOPMENT DISTRICT, PETITION NO. 2007-11-23 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
The petitioner, Daniel Hoiland. 1000 North Van Eps Avenue, came forward to address the Commission.
21. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT E. 57TH ST AND S. SYCAMORE AVE. FROM THE AG, AGRICULTURAL DISTRICT TO THE BRIARWOOD ESTATES NORTH PLANNED DEVELOPMENT DISTRICT, THE RC, RECREATION/CONSERVATION DISTRICT, THE RD, RESIDENITAL DISTRICT, THE RS-2, RESIDENTIAL DISTRICT AND THE BRIARWOOD ESTATES SOUTH PLANNED DEVELOPMENT DISTRICT , PETITION NO. 2007-12-07 AND
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
--Deferred by the Petitioner--
22. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT SW CORNER OF 69TH ST. AND S. SOUTHEASTERN AVE FROM THE AG, AGRICULTURAL DISTRICT TO THE C-4, PLANNED COMMERCIAL, RA-1, RESIDENTIAL AND THE RS-2, RESIDENTIAL DISTRICTS, PETITION NO. 2007-12-12 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
The petitioner, Ted Thoms of TV REALTY, 612 Tan Tara Circle and Ray Pierson of SAYRE ASSOCIATES, 216 South Duluth Avenue came forward to address the Commission.
23. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT SE CORNER OF 69TH AND SOUTHEASTERN AVE. FROM THE AG, AGRICULTURAL DISTRICT TO THE C-4. PLANNED COMMERCIAL, O, GENERAL OFFICE, AND THE RS-2, RESIDENTIAL DISTRICT, PETITION NO. 2007-12-13 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
The petitioner, Ted Thoms of TV REALTY, 612 Tan Tara Circle, and Ray Pierson of SAYRE ASSOCIATES, 216 South Duluth Avenue, came forward to address the Commission.
24. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT NW CORNER OF 69TH ST. AND SOUTHEASTERN AVE. FROM THE AG, AGRICULTURAL DISTRICT TO THE RD, RESIDENTIAL DISTRICT, RC, RECREATION/CONSERVATION, RA-1, RESIDENTIAL AND THE C-4, PLANNED COMMERCIAL DISTRICT, PETITION NO. 2007-12-14 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS.
The petitioner, Ted Thoms of TV REALTY, 612 Tan Tara Circle, and Ray Pierson of SAYRE ASSOCIATES, 216 South Duluth Avenue, came forward to address the Commission.
25. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, REZONING PROPERTY AT W. 57TH ST. AND TEA/ELLIS ROAD FROM THE AG, AGRICULTURAL DISTRICT TO THE C-4, PLANNED COMMERCIAL, RA-1, RESIDENTIAL, AND THE RS-2, RESIDENTIAL DISTRICTS, PETITION NO. 2007-12-24 AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SIOUX FALLS. Commissioner Ken Dunlap stepped down from the meeting for this Item. Representing the petitioner, Damian Greble of EHRHARDT GRIFFIN & ASSOCIATES, 300 North Dakota Avenue, came forward to address the

Commission.

26. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, A MAJOR AMENDMENT, PETITION NO. 2007-12-31 TO CHAPTER 15.45.070, LUNDSTROM'S PLANNED DEVELOPMENT DISTRICT PD- 59 AT W. 69TH ST. AND RALPH ROGERS ROAD ALLOWING CHANGES IN LAND USE AS REFLECTED IN THE REVISED SUBAREA REGULATIONS.
Withdrawn by the Petitioner.

27. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, A MAJOR AMENDMENT, PETITION NO. 2007-12-21 TO CHAPTER 15.45.070, PLANNED DEVELOPMENT DISTRICTS DIAMOND VALLEY PD-131 AT 73RD ST. AND S. CLIFF AVE. ALLOWING CHANGES IN LAND USE AS REFLECTED IN THE REVISED SUBAREA REGULATIONS.
The petitioner, Phil Schmitz with PIONEER ENTERPRISES, INC. 300 Chapel Hill Road, came forward to address the Commission.

28. 24A. 2007-11-02: DEFERRED SPECIAL USE PERMIT in Subarea E, Meadows on the River PD, to allow on-sale alcohol establishment as an accessory use to a restaurant at 2530 S. Louise Avenue.
The petitioner, Li Zhu Zhu of COCO PALACE, 5130 Charmwood Drive, Rapid City, SD came forward to address the Commission.

29. 2007-11-22 CONDITIONAL USE PERMIT in the RD, Residential District to allow a church at 1600 W. 7th Street.
The petitioner, Asif Zabih of ISLAMIC CENTER of SIOUX FALLS, came forward to answer any questions of the Commission.