

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,
October 6, 2010 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:

Ken Dunlap
Kent Metzger
Jessie Schmidt
Darla Erb
Meredith Larson
Pam Breidenbach
Lynnette Olson
Steve Gaspar
Mike Roth

ITEMS RECEIVED AND FILED

1. APPROVAL OF SEPTEMBER 1, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-09-04: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow a day care center at SW Corner of 11th St. & 2nd Ave. STAFF RECOMMENDATION: APPROVAL with the following conditions: 1. A copy of state and city health licenses shall be provided to the Planning Office. 2. Approval for this applicant only.
4. 2010-09-05: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a day care center at 120 N. Sycamore Ave. STAFF RECOMMENDATION: APPROVE
5. 2010-09-09: CONDITIONAL USE PERMIT in the RD, Residential District to allow an off-premise parking lot at E. 1st St. and N. Sherman Ave. STAFF RECOMMENDATION: APPROVE with the following conditions:
 1. Maximum parking lot light pole height is 20 feet.
 2. Ash tree species is not allowed for required tree plantings.
6. 2010-09-10: CONDITIONAL USE PERMIT in the I-2, General Industrial District to allow a motor vehicle repair shop at 202 S. Petro Ave. STAFF RECOMMENDATION: Approve

CONSENT AGENDA APPROVAL

A motion was made by Pam Breidenbach and seconded by Lynnette Olson to approve
CONSENT AGENDA APPROVAL

Motion Passed 6 0

REGULAR AGENDA WITH ITEM 13 DEFERRED

A motion was made by Jessie Schmidt and seconded by Pam Breidenbach to approve REGULAR AGENDA with Item 13 DEFERRED

Motion Passed 6 0

7. 2010-09-06: FINAL DEVELOPMENT PLAN and MINOR AMENDMENTS in Subarea G of the Beadle Greenway Planned Development District to construct a lumber storage building and office complex and to reduce the front-yard setback from 20' to 0' along S. 5th Ave., to allow required landscaping in the front-yard right-of-way along S. 5th Ave., and to reduce the parking requirement from 48 stalls to 41 stalls at S. 4th Ave. & E. 14th St. STAFF RECOMMENDATION: APPROVE with the following condition: 1. Development of Phase II (the office portion of the building and associate parking lot across S. 5th Ave.) will require Planning Commission approval of a Final Development Plan.

A motion was made by Jessie Schmidt and seconded by Steve Gaspar to approve 7. 2010-09-06: FINAL DEVELOPMENT PLAN and MINOR AMENDMENTS in Subarea G of the Beadle Greenway Planned Development District to construct a lumber storage building and office complex and to reduce the front-yard setback from 20' to 0' along S. 5th Ave., to allow required landscaping in the front-yard right-of-way along S. 5th Ave., and to reduce the parking requirement from 48 stalls to 41 stalls at S. 4th Ave. & E. 14th St.

Motion Passed 6 - 0

8. 2010-09-07: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Minnehaha County Courthouse Planned Development District to construct a human services facility, to reduce required front-yard setbacks from 25' to 10' along N. Minnesota Ave. and from 20' to 8' along W. 3rd St. and to reduce parking requirement from 7 stalls to 0 stalls. STAFF RECOMMENDATION: APPROVE with the following conditions:

1. Vacation of the easement will be required.
2. City Council approval of on-street angled parking is required to replace the parking requirement reduced by this action.
3. Wrought iron fencing similar in nature to that used at the County Administration building will be provided along the west property line adjacent to Minnesota Ave.
4. The trash enclosure shall be constructed of similar materials and colors to that of the main building.

A motion was made by Mike Roth and seconded by Lynnette Olson to approve 8. 2010-09-07: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Minnehaha County Courthouse Planned Development District to construct a human services facility, to reduce required front-yard setbacks from 25 to 10 along N. Minnesota Ave. and from 20 to 8 along W. 3rd St. and to reduce parking requirement from 7 stalls to 0 stalls. STAFF RECOMMENDATION: APPROVE with the

following conditions:

1. Vacation of the easement will be required.
2. City Council approval of on-street angled parking is required to replace the parking requirement reduced by this action.
3. Wrought iron fencing similar in nature to that used at the County Administration building will be provided along the west property line adjacent to Minnesota Ave.
4. The trash enclosure shall be constructed of similar materials and colors to that of the main building.

Motion Passed 6 - 0

9. 2010-09-08: DESIGN REVIEW in the Downtown Design Review District for an office building exceeding 24,000 square foot in size at 305 E. 8th St.
STAFF RECOMMENDATION: APPROVE with the following condition(s):

1. Any removal, alteration or reconstruction of the existing stone retaining wall shall first require approval of the Planning Director and City Engineer.
2. Final landscaping plans shall be submitted to the Planning Director\Designee for approval prior to the issuance of a building permit.
3. Master Sign Plan shall be submitted for approval of the Downtown Design Review Committee and the Planning Director\Designee.
4. Final Lighting Master Plan showing a photometric plan, and plans for the style, type and height of all proposed outdoor lighting elements should be submitted for approval by the Planning Director.
5. Sidewalk should be constructed along Reid Street.
6. Preservation of the proposed bike train route along the east property line, as noted in the Greenway Master Plan, shall be incorporated into the site design and provided as an easement.
7. A corridor for the connection of the bike path from the pedestrian bridge to the proposed corridor on the east property line shall be incorporate into the site plan.
8. The structure of the parking ramp shall incorporate strategies and elements that will break up the uniform appearance of a parking structure. Storefront design that incorporates building materials and elements from the upper floors to blend with the first floor columns shall be utilized. In addition, building material on the first floor facing the Greenway should be composed of quartsite or quartsite veneer and brick to compliment the sequence and design of the upper floors.
9. Ash or ash varieties should not be used to meet minimum landscaping requirements, and a schedule denoting size and species of proposed plants and trees should be submitted with Final Landscaping Plans.
10. Trash enclosures and utility equipment shall be located to not interfere with the function or view sheds of the pedestrian pathways along the River Greenway. Any enclosure or utility boxes and equipment located adjacent to the Greenway shall be screened using landscaping techniques and incorporated into the Final Landscaping Plan.

A motion was made by Mike Roth and seconded by Jessie Schmidt to approve 9.
2010-09-08: DESIGN REVIEW in the Downtown Design Review District for an office building exceeding 24,000 square foot in size at 305 E. 8th St. STAFF
RECOMMENDATION: APPROVE with the following condition(s):

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- wall shall first require approval of the Planning Director and City Engineer.
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 8. The structure of the parking ramp shall incorporate strategies and elements that will break up the uniform appearance of a parking structure. Storefront design that incorporates building materials and elements from the upper floors to blend with the first floor columns shall be utilized. In addition, building material on the first floor facing the Greenway should be composed of quartsite or quartsite veneer and brick to compliment the sequence and design of the upper floors.
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 10. Trash enclosures and utility equipment shall be located to not interfere with the function or view sheds of the pedestrian pathways along the River Greenway. Any enclosure or utility boxes and equipment located adjacent to the Greenway shall be screened using landscaping techniques and incorporated into the Final Landscaping Plan.

Motion Passed 6 - 0

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING SIGNS AND OUTDOOR ADVERTISING. Staff: Jeff Schmitt Recommendation: Approval

A motion was made by Pam Breidenbach and seconded by Steve Gaspar to approve

10. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING SIGNS AND OUTDOOR ADVERTISING. Staff: Jeff Schmitt
Recommendation: Approval

Motion Passed 6 - 0

11. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING MANUFACTURED HOMES. Staff: Jeff Schmitt Recommendation: Approval

A motion was made by Lynnette Olson and seconded by Ken Dunlap to approve 11. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING MANUFACTURED HOMES. Staff: Jeff Schmitt
Recommendation: Approval

Motion Passed 6 - 0

12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED
ORDINANCES OF THE CITY BY REVISING FLOODPLAIN MANAGEMENT ORDINANCE. Staff:
Jeff Schmitt Recommendation: Approval

A motion was made by Steve Gaspar and seconded by Pam Breidenbach to approve
12. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED
ORDINANCES OF THE CITY BY REVISING FLOODPLAIN MANAGEMENT ORDINANCE. Staff:
Jeff Schmitt
Recommendation: Approval

Motion Passed 6 - 0

13. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED
ORDINANCES OF THE CITY BY REVISING REDUCED TAXATION. Staff: Jeff Schmitt
Recommendation: Approval DEFERRED

14. ADJOURN.

A motion was made by Steve Gaspar and seconded by Jessie Schmidt to approve
14. ADJOURN.

Motion Passed 6 - 0