

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,
April 7, 2010 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF MARCH 3, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-02-05: REZONE from the RS-2, Residential District to the S, Institutional District for allowed uses at 1208 W. 28th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: Frank Hughes, AUGUSTANA COLLEGE
4. 2010-02-07: REZONE from the RS-2, Residential District and the Dawley Farm Village Planned Development District to the RA-1, Residential District for allowed uses at 5700 E. Red Oak Dr. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: Tom Kleve TRK PROPERTIES
5. 2010-03-01: REZONE from the Berry Planned Development District to the RS-2, Residential District for allowed uses at NW Corner of S. Monticello & W. 26th St. Staff recommends approval of the Rezoning. STAFF: Steve Randall APPLICANT: Chuck Point RONNING ENTERPRISES
6. 2010-03-02: REZONE from the RD, Residential District to the RS-2, Residential District for allowed uses at NE Corner of S. Dubuque Ave. & E. 41st St. Staff recommends approval of the Rezoning. STAFF: Steve Randall APPLICANT: Chuck Point RONNING ENTERPRISES
7. 2010-03-05: REZONE from the S, Institutional District to the RD, Residential District and RC, Recreation/Conservation District for allowed uses at 6101 E. 49th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: John Engelhardt ARCHITECTURAL GUILD
8. 2010-03-10: REZONE from the RA-1, Residential District to the RC, Recreation/Conservation District for allowed uses at S. Minnesota Ave. & W. 85th St. Staff recommends approval of the Rezoning. STAFF: Dave Loveland APPLICANT: Paul DeJong

9. 2010-03-03: MAJOR AMENDMENT to Subareas A & B of the Summerhill South Planned Development District to revise boundary lines of the subareas at S. Bahnson Ave. & E. 57th St. Staff recommends approval of the Major Amendment. STAFF: Steve Randall APPLICANT: Chuck Point RONNING ENTERPRISES
10. 2010-02-08: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow an electronic message board in a residential zoning district at 5500 E. 57th St. staff recommends approval of the Conditional Use Permit. STAFF: Steve Randall APPLICANT: Cheryle McGuire GLORIA DEI LUTHERAN CHURCH
11. 2010-03-13: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a building on a lot greater than one acre in size at W. 41st Street and S. Ellis Road. Staff recommends approval of the conditional use permit with the following conditions: 1. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percent (10%) of the total deciduous shade tree count, as recommended by the City Forester in the published Street Tree Guide. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check. STAFF: Steve Randall APPLICANT: Ricky McKinney
12. 2010-03-06: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Subarea A of the Red Rock Park Planned Development District to construct a convenience store with gas pumps and a car wash at 5400 E. Arrowhead Pkwy. Staff recommends approval of the Final Development Plan and Minor Amendment with the following conditions: 1. A revised landscaping plan shall be submitted with the building plan check showing the trees relocated to the front-yard setback and irrigated sod in all non-paved areas on site. 2. A pedestrian pathway shall be installed from public sidewalk to the front entrance of the building. STAFF: Dave Loveland APPLICANT: Todd Olson OLSON OIL
13. 2010-03-12: FINAL DEVELOPMENT PLAN in Subarea D, Prairie Hills (South) Planned Development District to construct an office building at S. Pinnacle Place and W. 69th Street. RECOMMENDATION: Approval STAFF: Steve Randall APPLICANT: Lanny Auringer

APPROVAL OF THE CONSENT AGENDA

A motion was made by Pam Breidenbach and seconded by Kent Metzger to approve APPROVAL OF THE CONSENT AGENDA

Motion Passed 5 - 0

REGULAR AGENDA

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

Motion Passed 5 - 0

14. 2010-03-09: REZONE from the RS-2, Residential District to the O, Office District for allowed uses at 1816 S. Summit Ave. Staff recommends approval of the rezoning. STAFF: Steve Randall APPLICANT: Craig Houg

A motion was made by Kent Metzger and seconded by Ken Dunlap to approve 14.
2010-03-09: REZONE from the RS-2, Residential District to the O, Office District for allowed uses at 1816 S. Summit Ave. Staff recommends approval of the rezoning. STAFF: Steve Randall APPLICANT: Craig Houg

Motion Passed 5 - 0

15. 2010-03-07: MAJOR AMENDMENT to Subarea A of the Summit Addition Planned Development District to add off-sale alcohol as an allowed land use at 1030 N. Minnesota Ave. Staff recommends approval of the Major Amendment. STAFF: Dave Loveland APPLICANT: Mistie & Mike Wehrkamp MUNCHIES

A motion was made by Mike Roth and seconded by Pam Breidenbach to approve 15.
2010-03-07: MAJOR AMENDMENT to Subarea A of the Summit Addition Planned Development District to add off-sale alcohol as an allowed land use at 1030 N. Minnesota Ave. Staff recommends approval of the Major Amendment. STAFF: Dave Loveland APPLICANT: Mistie & Mike Wehrkamp MUNCHIES

Motion Passed 5 - 0

16. 2010-03-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales, display, rental, and repair at 2707 S. Carolyn Ave. Staff recommends approval of the conditional use permit. STAFF: Steve Randall APPLICANT: Dewayne Keiper

motion was made by Steve Gaspar and seconded by Kent Metzger to approve 16.
2010-03-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales, display, rental, and repair at 2707 S. Carolyn Ave. Staff recommends approval of the conditional use permit. STAFF: Steve Randall APPLICANT: Dewayne Keiper

Motion Passed 5 - 0

17. 2010-03-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow development of a site greater than an acre, construction of a retail building greater than 15,000 square feet, construction of a gas dispensing station and car wash, approval of off-sale alcohol within 500 feet of a school, and a full-service restaurant within 100 feet of residential uses at NE Corner of E. 69th St. & S. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions: 1. A Security Management Plan approved by the Sioux Falls Police Department. 2. Approval of alcohol related land uses valid for this applicant only. 3. No ash trees and ash varieties shall be used to meet minimum landscaping requirements. 4. Approval of the landscaping plan as submitted. 5. Any future freestanding signage located adjacent to or across

from residential uses shall be monument style no greater than eight (8) feet in height. 6. A sidewalk and/or cross walk shall be installed from the 69th Street right-of-way to the front entrance of the grocery store. STAFF: Dave Loveland APPLICANT: Jeff Markey HY VEE

A motion was made by Mike Roth and seconded by Pam Breidenbach to approve 17. 2010-03-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow development of a site greater than an acre, construction of a retail building greater than 15,000 square feet, construction of a gas dispensing station and car wash, approval of off-sale alcohol within 500 feet of a school, and a full-service restaurant within 100 feet of residential uses at NE Corner of E. 69th St. & S. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions:

1. A Security Management Plan approved by the Sioux Falls Police Department.
 2. Approval of alcohol related land uses valid for this applicant only.
 3. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.
 4. Approval of the landscaping plan as submitted.
 5. Any future freestanding signage located adjacent to or across from residential uses shall be monument style no greater than eight (8) feet in height.
 6. A sidewalk and/or cross walk shall be installed from the 69th Street right-of-way to the front entrance of the grocery store.
- STAFF: Dave Loveland APPLICANT: Jeff Markey HY VEE

Motion Passed 5 - 0

18. 2010-03-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at S. Southeastern Ave. & E. Buckingham. Staff recommends approval of the conditional use permit. STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES

A motion was made by Ken Dunlap and seconded by Kent Metzger to approve 18. 2010-03-11: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct two-family residential buildings at S. Southeastern Ave. & E. Buckingham. Staff recommends approval of the conditional use permit. STAFF: Dave Loveland APPLICANT: Clint Ackerman, SIGNATURE HOMES

Motion Passed 5 - 0

19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN ORDINANCE 109-09. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Shawna Goldammer, Zoning Enforcement Manager

A motion was made by Mike Roth and seconded by Pam Breidenbach to approve 19. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, CORRECTING CLERICAL ERRORS IN ORDINANCE 109-09. RECOMMENDATION: Approval STAFF: Dave Loveland APPLICANT: Shawna Goldammer, Zoning Enforcement Manager

Motion Passed 5 - 0

20. ADJOURN.

A motion was made by Kent Metzger and seconded by Steve Gaspar to approve
20. ADJOURN.

Motion Passed 5 - 0