

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,
November 4, 2009 at Carnegie Town Hall, 235 West 10th Street.

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF OCTOBER 7, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-10-01: REZONE from the RA-1, Residential District to the RD, Residential District for allowed uses at S. Klein Ave. & W. 56th St. STAFF: Dave Loveland RECOMMENDATION: Staff recommends approval of the rezoning.
PETITIONER: Blake Hyde EMPIRE HOMES LLC
4. 2009-10-07: REZONE from the C-4, Planned Commercial District to the RA-1, Residential District for allowed uses at Brennan Dr. & Sycamore Ave. STAFF: Dave Loveland RECOMMENDATION: Staff recommends approval of the Rezoning. PETITIONER: Joan Franken, COSTELLO COMPANIES
5. 2009-09-21: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow for motor vehicle service at 2900 W. 12th St. STAFF: Dave Loveland RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition:
 1. No outdoor storage of inoperable vehicles allowed.
 2. No unscreened outdoor storage of parts or batteries.PETITIONER: Tyler Henriksen
6. 2009-10-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow off-site parking at 4611 E. Arrowhead Pkwy. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition:
 1. The parking must be restricted by a written instrument of record. The instrument must be in a form acceptable to the Director of Planning and Building Services and contain the number of spaces under lease and a statement assuring retention of these spaces for a period of no less than one year.PETITIONER: Neil Hlebichuk, CICI'S PIZZA

7. 2009-10-03: MINOR AMENDMENT to the Final Development Plan in Subarea E of the Lalley Estates Planned Development District to allow three-plex residential buildings, reduce front yard setback from 25' to 12' on N. Eucalyptus Pl., N Sourwood Pl., N. Pekin Pl., N. Redbud Pl., and N. Crape Pl., and to allow parking in the front yard setback at NW Corner of W. Madison St. and N. Marion Rd. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the Minor Amendment. PETITIONER: Clint Ackerman, SIGNATURE COMPANIES LLC

8. 2009-10-06: MINOR AMENDMENT in Subarea A of the Brady Estates East Planned Development District to reduce the rear-yard setback from 25 feet to 21 feet in order construct a deck at 4401 E. Aster Circle. STAFF: Steve Randall RECOMMENDATION: Staff can recommend approval of the plan with the following stipulations:
 1. Materials and structure of the proposed deck covering are to match the existing house and deck.
 PETITIONER: Rob and Pam Lowe, LOWE CONSTRUCTION

9. 2009-10-09: MINOR AMENDMENT in Subarea C of the Rolling Heights Planned Development District to allow monument style signs within the front-yard setback at W. 69th St. & S. Western Ave. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the minor amendment. PETITIONER: Chuck Wiseman, COMPLETE CONTRACTING, INC.

10. 2009-10-10: MINOR AMENDMENT in Subarea H of the Westwood Valley Planned Development District to allow a reduction in side-yard setbacks for single-family residential uses from seven feet to five feet at S. Lancaster Dr. & W. Broek St. STAFF: Dave Loveland RECOMMENDATION: Staff recommends approval of the Minor Amendment. PETITIONER: Damian Greble, EHRHART, GRIFFIN & ASSOCIATES.

APPROVAL OF CONSENT AGENDA

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve APPROVAL OF CONSENT AGENDA

Motion Passed 5 - 0

APPROVAL OF REGULAR AGENDA with Item 12 deferred

A motion was made by Jessie Schmidt and seconded by Lynnette Olson to approve APPROVAL OF REGULAR AGENDA with Item 12 deferred

Motion Passed 5 - 0

11. 2009-08-12: FUTURE LAND USE AMENDMENT to allow designatation of commercial, office and residential future land uses at W. 85th St. & S. Minnesota Ave. STAFF: Dave Loveland
RECOMMENDATION: Staff recommends approval of the future land use amendment. PETITIONER: Doug Berkland, SAYRE ASSOCIATES

A motion was made by Steve Gaspar and seconded by Kent Metzger to approve 11. 2009-08-12: FUTURE LAND USE AMENDMENT to allow designatation of commercial, office and residential future land uses at W. 85th St. & S. Minnesota Ave. STAFF: Dave Loveland RECOMMENDATION: Staff recommends approval of the future land use amendment. PETITIONER: Doug Berkland, SAYRE ASSOCIATES

Motion Passed 5 - 0

12. DEFERRED FOR 30 DAYS 2009-06-02: CONDITIONAL USE PERMIT in the RA-1, Residential District to allow off-site parking within 300 feet of the primary use at 619 S. Phillips Ave. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition:
1. Provide screening of the parking lot as required. Screen fence is to match the existing parking lot fence in material and color.
PETITIONER: John Archer, FIRST DAKOTA TITLE PARTNERS LLP

13. 2009-09-04: CONDITIONAL USE PERMIT in the RD, Residential District to allow congregate housing for six residents at 1810 S. Duluth Ave. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition:
1. Building setbacks are to be approved by the Sioux Falls Board of Adjustment if a setback variance is required.
PETITIONER: Katie Krantz, VAN DE WALLE ASSOCIATES

Added two extra stipulations as follows:
City Engineer review and approve drainage plan
One year review

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve 13. 2009-09-04: CONDITIONAL USE PERMIT in the RD, Residential District to allow congregate housing for six residents at 1810 S. Duluth Ave. STAFF: Steve Randall RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition:
1. Building setbacks are to be approved by the Sioux Falls Board of Adjustment if a
 setback variance is required.
2. City Engineer review and approve the drainage plan.
3. One year review.
PETITIONER: Katie Krantz, VAN DE WALLE ASSOCIATES

Motion Passed 5 - 0

14. 2009-09-13: FINAL DEVELOPMENT PLAN in Subarea A of the 41st Street and Sertoma Avenue Planned Development District to construct a three story apartment building at S. Theodore Ave & W. 41st St. STAFF: Steve Randall
RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following stipulations:
1. Provide site landscaping and a landscaping buffer along the north property line with trees and berm as indicated on the plan and in the landscape schedule presented.
 2. Locate a new playground and equipment on the site so that it is visible from the apartment building.
 3. If the project site is not platted to conform to density requirements, an approved density bonus application will be required prior to building permit issuance.
- PETITIONER: John Eikander, STENCIL CORP.

A motion was made by Mike Roth and seconded by Jessie Schmidt to approve 14. 2009-09-13: FINAL DEVELOPMENT PLAN in Subarea A of the 41st Street and Sertoma Avenue Planned Development District to construct a three story apartment building at S. Theodore Ave & W. 41st St. STAFF: Steve Randall
RECOMMENDATION: Staff recommends approval of the Final Development Plan with the following stipulations:
1. Provide site landscaping and a landscaping buffer along the north property line with trees and berm as indicated on the plan and in the
 landscape schedule presented.
2. Locate a new playground and equipment on the site so that it is visible from the apartment building.
3. If the project site is not platted to conform to density requirements, an approved density bonus application will be required prior to building permit issuance.
4. No ash trees included in the landscape plan.
PETITIONER: John Eikander, STENCIL CORP.

Motion Passed 5 - 0

15. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER 15 OF APPENDIX B OF THE REVISED ORDINANCES OF SIOUX FALLS, SD, BY REVISING FINAL DEVELOPMENT PLAN EXCEPTIONS Staff: Jeff Schmitt

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve 15. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING CHAPTER 15 OF APPENDIX B OF THE REVISED ORDINANCES OF SIOUX FALLS, SD, BY REVISING FINAL DEVELOPMENT PLAN EXCEPTIONS Staff: Jeff Schmitt

Motion Passed 5 - 0

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE SHAPE SIOUX FALLS 2035 COMPREHENSIVE PLAN. Staff: Sam Trebilcock

A motion was made by Steve Gaspar and seconded by Lynnette Olson to approve 16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE SHAPE SIOUX FALLS 2035 COMPREHENSIVE PLAN. Staff: Sam Trebilcock

Motion Passed 5 - 0

17. ADJOURN. Meeting adjourned at 9:25 PM

A motion was made by Mike Roth and seconded by Kent Metzger to approve 17.
ADJOURN.

Motion Passed 5 - 0