

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.

Members Present: Members Absent:

ITEMS RECEIVED AND FILED

1. APPROVAL OF DECEMBER 3, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-12-03: REZONE from the RS-1, Residential District to the RS-2, Residential District for allowed uses at South Tuscan Club Circle. Petitioner: Brian Ross, CRC PROPERTIES GROUP
4. 2008-12-09: REZONE from the AG, Agriculture District to the RC, Recreation/Conservation District, RS-2, Residential District, RD, Residential District and the Briarwood Estates South Planned Development District at The NE Corner of East 69th Street and South Sycamore Avenue. Petitioner: Chuck Point, RONNING ENTERPRISES
5. 2008-12-04: CONDITIONAL USE PERMIT in the RA-1, Residential District to allow an off-site parking lot at 13th Street and Kiwanis Avenue. Petitioner: Brian Ross & Don Dunham, Jr. DUNHAM COMPANIES
6. 2008-12-08: MINOR AMENDMENT in Subarea D of the River Crossing Planned Development District to allow a six foot fence in the front yard setback at 5027 South Western Avenue. Petitioner: Torrey Babb
7. 2008-12-12: MINOR AMENDMENT in Subarea A of the Interstate Crossings Planned Development District to allow an increase in the size of the free standing sign at 5400 South Solberg Avenue. Petitioner: Allen Mayer PRIDE NEON
8. 2008-11-12: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to allow construction of a townhouse project at Northeast Corner of East 57th Street and South Sycamore Avenue.

Petitioner: Corey Hanson, BROOKS TOWNHOMES (VIERECK COMMERCIAL) Staff recommends approval of the

Final Development Plan with the following stipulation:

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 revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.

9. 2008-11-13: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to construct townhomes at Northeast Corner of East 57th Street and South Sycamore Avenue. Petitioner: Corey Hanson, BROOKS TOWNHOMES (VIERECK COMMERCIAL) Staff recommends approval of the Final Development Plan with the following stipulation:
 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 revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.
10. 2008-12-06: FINAL DEVELOPMENT PLAN in Subarea A of the Willow Creek Planned Development District to construct townhomes and accessory garages at West 18th Street and Marion Road. Petitioner: Dave Erickson, VAN DE WALLE ASSOCIATES Staff recommends approval of the Final Development Plan with the following stipulation:
 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 revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.
11. 2008-12-10: FINAL DEVELOPMENT PLAN in Subarea B of the South Dakota Business Technology Park Planned Development District to construct a building addition to the existing technology business center at 2329 North Career Avenue. Petitioner: Richard Nasser Jr. SD TECH BUSN CENTER
12. 2008-12-11: MAJOR AMENDMENT to the PRELIMINARY SUBDIVISION PLAN in the RS-2, RD, RA-1, Residential Districts, O, Office District and C-4, Planned Commercial District for Foss Fields Addition for future development at SW corner of Madison Street and Powder House Road. Petitioner: Eric Willadsen, WILLADSEN -LUND ENGINEERING.
13. Approval of CONSENT AGENDA

A motion was made by and seconded by Jessie Schmidt to approve

Motion Passed 8 - 0

14. Approval of REGULAR AGENDA with Items 13, 15 & 20 Deferred

A motion was made by Meredith Larson and seconded by to approve

Motion Passed 8 - 0

15. 2008-10-20: FUTURE LAND USE AMENDMENT to allow changes in future land uses to reallocate office, commercial and multi-family residential land uses at NW corner of the intersection at West 54th Street North and North Marion Road. DEFERRED BY PETITIONER: Dick Dempster ARCHITECTURE INC.

16. 2008-10-10: SPECIAL USE PERMIT in Subarea A of the Prairie Meadows Planned Development District to allow an on-sale alcohol establishment at 453 West 69th Street. Petitioner: William Ewing, BLACK SHEEP COFFEE Staff recommends approval of the special use permit with the following conditions:
1. Approval for this applicant only.
2. A Security Management Plan must be provided to, and approved by, the Sioux Falls Police Department.

A motion was made by Pam Breidenbach and seconded by Darla Erb to approve

Motion Passed 8 - 0

17. 2008-10-25: REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 1700 North Cliff Avenue. DEFERRED BY PETITIONER: Steve Scarborough

18. 2008-12-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a church at 4060 South Grange Drive. Petitioner: Lance Rensch, FALLS CHURCH

A motion was made by Meredith Larson and seconded by to approve

Motion Passed 8 - 0

19. 2008-12-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a retail warehouse at 1612 East 10th Street. Petitioner: Richard & Thomas Hanson, HANSON BROTHERS INC.

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

Motion Passed 8 - 0

20. 2008-12-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a group home at 4901 & 4903 West 45th Street. Petitioner: Paul Ricket, STEEN CENTER LLC (SD ACHIEVE) Staff recommends approval of the conditional use permit with the following conditions:
1. Approval for this applicant only.
 2. For the purposes of the written report, the issuance of a building permit for the proposed alteration to the structure shall be considered the commencement of business operations.

A motion was made by Jessie Schmidt and seconded by Pam Breidenbach to approve with the following stipulations: 1. Approval for this applicant only. 2. For the purposes of the written report, the issuance of a building permit for the proposed alteration to the structure shall be considered the commencement of business operations.

Motion Passed 8 - 0

21. 2008-12-14: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District for development of a site greater than an acre at 5400 South Highline Avenue. Petitioner: Larry Crane PERSPECTIVE, INC.

A motion was made by and seconded by Meredith Larson to approve

Motion Passed 8 - 0

22. 2008-12-13: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to construct four-plexes at South Mary Beth Avenue and 32nd Street. Staff recommends approval of the Final Development Plan with the following stipulations:
1. Approved subdivision of Subarea D prior to building permit issuance.
 2. Revised site plan to show required parking for each four-plex lot.
 3. 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.
- DEFERRED BY PETITIONER: Brian Nelson & Damiem Greble

23. ELECTION OF OFFICERS.

A motion was made by Lynnette Olson and seconded by to approve nomination to appoint Pam Breidenbach Chairperson and Jessie Schmidt Co-Chair for 2009.

Motion Passed 8 - 0

24. ADJORN. Meeting was adjourned at: 7:30 PM

A motion was made by and seconded by to approve

Motion Passed 8 - 0