

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, June 5, 2013 at 6:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Ken Dunlap

Planning Commissioner Jessie Schmidt

Planning Commissioner Denny Pierson

Planning Commissioner Nick Sershen

Planning Commissioner Diane de Koyer

Planning Commissioner Andi Anderson

Planning Commissioner Steve Gaspar

CONSENT AGENDA

1. APPROVAL OF April 3, 2013 MINUTES OF REGULAR MEETING.

Approved 6-0

2. PLATS

Approved 6-0

CONSENT AGENDA APPROVAL

2013-04-06: REZONE from the A-1, Agricultural District to the I-1, Light Industrial District for allowed uses at the southeast corner of E. Benson Road and Interstate 229.

3.

Legal Description: A portion of the NW 1/4 of Section 2-101-49 (excluding H-1, H-2, H-3), Minnehaha County as shown by exhibit.

Recommendation Approval

Approved 6-0

2013-05-11: REZONE S, Institutional, RA-1, Residential and RC, Recreation/Conservation Districts to RS-2, Residential, RD, Residential, RA-1, Residential and RC, Recreation/Conservation Districts for future development of allowed uses located at the southwest corner of E. 69th Street and S.

4. Bahnson Avenue.

Legal Description: Government Lot 1 in NW1/4 Section 18-100-49, Lincoln County as shown by exhibit

Recommendation Approval

Approved 6-0

2013-05-12: REZONE AG, Agricultural District to RS-2, Residential, RD, Residential and RC, Recreation/Conservation Districts for future development of allowed uses located at the northeast corner of E. 69th Street and S. Bahnson Avenue.

5.

Legal Description: SW1/4 SE1/4 Section 7-100-49, Lincoln County (as shown by exhibit)

Recommendation Approval

Approved 6-0

2013-05-15: REZONE RA-1, Residential District to C-2, General Commercial District for allowed uses located at 409 S. Williams Avenue.

6.

Legal Description: South 60' of the East 177.5' Lot 2, Block 5, Beverly Gardens Addition, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-33: REZONE RC, Recreation/Conservation District to I-1, Light Industrial District for allowed uses located at W. Teem Drive and N. Terin Circle.

7.

Legal Description: A Portion of Quarry Addition, Minnehaha County (as shown by Exhibit)

Recommendation
Approval

Approved 6-0

2013-05-34: REZONE RD, Residential District to RS-2, Residential District to reflect current use located north of W. 85th Street and west of S. Audie Avenue.

8.

Legal Description: Lots 52-60, Block 4, Lots 19-36, Block 6, Lots 1-12, Block 7 and Lots 1-33, Block 8, Twin Eagle Estates, Lincoln County.

Recommendation Approval

MOVED TO FIRST ITEM ON REGULAR AGENDA

2013-04-03: CONDITIONAL USE PERMIT in the C-3, Downtown Commercial District to allow residential on the first floor located at the 600 block of N. Phillips Avenue.

9.

Legal Description: Lot 1 (Ex. Lot 3) & Lot 2 & S 1/2 of Vacated 3rd St., Block 2, Phillips to the Falls Addition, Minnehaha County

Recommendation Approval

MOVED TO SECOND ITEM ON REGULAR AGENDA

2013-05-04: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow on-sale alcohol use located at 2001 W. 41st Street.

10.

Legal Description: Block 1 (EX. S232', H1, H2, H3, & H4) and Block 2 (EX. S162' & H1 & H2), Tom Berry's Addition

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Approved for this applicant and this owner only.
2. A security management plan approved by the Police Department.

2013-05-05: CONDITIONAL USE PERMIT in RS-2, Residential District to allow construction of twin homes, located at the NW corner of W. 26th Street and S. Mary Beth Avenue.

11.

Legal Description: Lots 2-6, Block 1, Westridge Addition and to be platted Lots 7-10, Block 1, Westridge Addition, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-06: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to allow an on-sale alcohol establishment located at 4205 S. Racket Drive.

12.

Legal Description: Lot 1 (Ex. H-1) & Lots 2 & 8 (Ex. S28' & H-2) Block 9, Cottonwood Heights Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Approved for this applicant and this owner only.
2. A security management plan approved by the Police Department.

2013-05-07: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to allow an on-sale alcohol establishment located at 5113 W. 41st Street, Suite 102.

13.

Legal Description: Tracts 20 & 21, Jacomet's Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Approved for this applicant and this owner only.
2. A security management plan approved by the Police Department.
3. Replace any required deceased trees in the front yard setback.

2013-05-14: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to construct a retail building on site greater than one acre in size.

14.

Legal Description: Tract 1 (EX Parcel 50'x80' ST & E32' N175' adj. Tract 2 & Lot H-1 & Tract 1 adj. Tract 4 & W41.33' E86.33' N90' S294.67' Tract 1 & Lot 1 Tract 1) Sioux Empire Addition, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-19: CONDITIONAL USE PERMIT in O, Office District to allow a day care center located at 5116 - 5122 S. Cliff Avenue.

15.

Legal Description: Lot 20C, Block 1, Bradfelt Park Estates Addition, Lincoln County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Fenced playground to be located adjacent to building and entrance; to mitigate safety concerns for children as young as 30 months.

2013-05-29: CONDITIONAL USE PERMIT in I-1, Light Industrial District for motor vehicle repair located at 2111 N. Louise Circle, Unit 3.

16.

Legal Description: Tract A, Miller's Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulation;

1. Any outdoor storage of repair parts and vehicles shall be securely fenced and screened from public view.

2013-05-31: CONDITIONAL USE PERMIT in O, Office District for a mortuary located at 301 W. 81st Street.

17.

Legal Description: Lot 1, Block 1, Dakota Crossing Addition, Lincoln County

Recommendation Approval

Approved 6-0, with the following stipulation;

1. Provide a pedestrian connection from the northeast corner of the building, going north across the drive aisle, and connecting to the sidewalk along W. 81st Street.

2013-05-03: MINOR AMENDMENT in Subarea A, Falls Overlook Caf Planned Development District to clarify language, located within Falls Park.

18.

Legal Description: A portion of Lot 4 Sioux Falls Light & Power Company's Subdivision and Lot 1, Tract 6, west of Industrial Tracts, Section 16-101-49, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-08: FINAL DEVELOPMENT PLAN in Subarea B, Sanford Sports Complex Planned Development District to construct a full service restaurant located on W. 51st Street North and N. Bobhalla Drive.

19.

Legal Description: To be platted as Lot 2, Block 2, Sanford Sports Complex Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Signs to be in conformance with the Signage master plan and approved by Planning Director or representative.
3. Site sidewalks must connect to pedestrian sidewalks along Bobhalla Drive and the pedestrian easement along the northwest property line.

2013-05-13: FINAL DEVELOPMENT PLAN in Subarea D, Northridge Planned Development District to construct apartments located at 2701 N. Career

Avenue.

20.

Legal Description: Blocks 7-9, North Ridge Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Outside trash enclosures shall be constructed from similar building materials as that of the main apartment building.

2013-05-16: FINAL DEVELOPMENT PLAN in Subarea C, I-29 Lake Park Planned Development District to construct an apartment building located at the southwest corner of S. Ebenezer Avenue and W. Equestrian Place.

21.

Legal Description: Lots 7 & 8, Block 1, I-29 Lake Park Addition, Minnehaha County.

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Outside trash enclosures shall be constructed from similar building materials as that of the main apartment building;
3. Ash tree varieties shall not be used as required tree planting.

2013-05-18: FINAL DEVELOPMENT PLAN in Subarea A, Whispering Woods Planned Development District to construct apartments located at the SW corner of E. 57th Street and S. Graystone Avenue.

22.

Legal Description: Tract 1, Whispering Woods Addition, Lincoln County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval.

2013-05-20: FINAL DEVELOPMENT PLAN in Subarea B, Brooks Crossing Planned Development District to construct apartments located at 4800 E. 54th Street.

23.

Legal Description: Lot 18, Block 1, Brooks Crossing Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Provide a 6' high screen fence or a minimum of a 4' high berm with landscaping running the entire length and adjacent to the north property line.

2013-05-35: FINAL DEVELOPMENT PLAN in Subarea D, Prairie Hills (South) Planned Development District to construct an office building located at 6216 S. Pinnacle Drive.

24.

Legal Description: Lot 3, Block 5, Prairie Hills Addition, Lincoln County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. Dumpster enclosures shall be constructed of similar materials of the main building.

2013-05-27: DESIGN REVIEW in the Downtown Design Review District for a new apartment building located at the 600 Block of N. Phillips Avenue.

25.

Legal Description: Lot 1 (Ex. Lot 3) & Lot 2, Block 2, Phillips to the Falls Addition & the S 1/2 of Vacated 3rd St. Lying Adjacent to Lot 2. Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Final landscaping plans shall be submitted to the Director of Planning or designee for approval prior to the issuance of an occupancy permit.
2. Final sign package shall be submitted to the Director of Planning or designee for approval prior to the issuance of any sign permits.
3. Any outdoor dumpster locations shall be constructed of similar materials as of the main building.

2013-05-32: PRELIMINARY SUBDIVISION PLAN for Quarry II Addition located at W. Teem Drive and N. Terin Circle.

26.

Legal Description: Lot 9, Tract 1, Terin Addition and Portion of Quarry Addition, Minnehaha County (as shown by Exhibit)

Recommendation Approval

Approved 6-0

2013-05-21: PRELIMINARY SUBDIVISION PLAN for Dakota Prairie Addition residential development located at E. 69th Street and S. Bahnson Avenue.

27.

Legal Description: South 2100' Government Lot 1 in NW1/4 Section 18-100-49, Lincoln County

Recommendation Approval

Approved 6-0

REGULAR AGENDA APPROVAL

2013-05-34: REZONE RD, Residential District to RS-2, Residential District to reflect current use located north of W. 85th Street and west of S. Audie Avenue.

8.

Legal Description: Lots 52-60, Block 4, Lots 19-36, Block 6, Lots 1-12, Block 7 and Lots 1-33, Block 8, Twin Eagle Estates, Lincoln County.

Recommendation Approval

Approved 6-0

2013-04-03: CONDITIONAL USE PERMIT in the C-3, Downtown Commercial District to allow residential on the first floor located at the 600 block of N. Phillips Avenue.

9.

Legal Description: Lot 1 (Ex. Lot 3) & Lot 2 & S 1/2 of Vacated 3rd St., Block 2, Phillips to the Falls Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Approval is required by the City Engineer for the required trees in the N. Phillips Avenue right-of-way;
2. Any outdoor dumpster locations shall be constructed of similar materials as of the main building.

2013-05-36: REZONE AG, District to C-4, Planned Commercial, O, Office, and RC, Recreation/Conservation Districts for allowed uses located at the southwest corner of W. 85th Street and S. Minnesota Avenue.

28.

Legal Description: Portion of NE1/4 Section 22-100-50, except Lots H-1 and H-2 therein, Lincoln County as shown by Exhibit.

Recommendation Approval

Approved 4-2

38. 2013-03-17:

PRELIMINARY SUBDIVISION PLAN for the proposed Springdale Development, located at the southwest corner of W. 85th Street and S. Minnesota Avenue.

Legal Description: Portion of NE1/4 Section 22-100-50, except Lots H-1 and H-2 therein, Lincoln County as shown by Exhibit

Recommendation Approval

Approved 5-1

2013-05-10: REZONE RS-2, Residential District to C-2, General Commercial District for allowed uses, located at the northwest corner of E. 69th Street and S. Bahnson Avenue.

29.

Legal Description: Portion of Tract 3, Hayes Addition in S1/2 Government Lot 7, Section 7-100-49, Lincoln County as shown by exhibit

Recommendation Approval

Deferred to the July 3, 2013 Meeting by the Applicant

2013-05-09: REZONE RD, Residential District to RA-2, Residential District for allowed uses located at 1521 E. 5th Street.

30.

Legal Description: Lot 63 & 64, Block 2, Highland Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Diane de Koyer Abstained)

2013-05-30: CONDITIONAL USE PERMIT in RD, Residential District for off-site parking located at 511 N. Highland Ave.

31.

Legal Description: Lots 65, 66 & 67, Block 2, Highland Addition, Minnehaha County

Recommendation Approval

Approved 5-0, (Diane de Koyer Abstained)

2013-05-23: CONDITIONAL USE PERMIT in C-2, General Commercial District to construct a hotel located at 3005 S. Carolyn Ave.

32.

Legal Description: Tracts 2B & 2C, Irene's Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Ash tree varieties should not be utilized for the required trees.

2013-05-02: MINOR AMENDMENT in Subarea A, Silver Hills Planned Development District for reductions in the front yard setback from 25' to 17', street side front yard setback from 25' to 10', and the side yard setback from 20' to 15' for a parking lot and drive aisles at 3101 E. 26th St.

33.

Legal Description: Tract 1(EX H-2) Ronald McDonalds Addition, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-01: FINAL DEVELOPMENT PLAN in Subarea A, Silver Hills Planned Development District to construct a restaurant with a drive-thru window at 3101 E. 26th Street.

34.

Legal Description: Tract 1(EX H-2) Ronald McDonalds Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Plans approved as submitted. Any changes to site plan, final design or layout will be required to be reviewed and approved by the Planning Director or designee. Substantial changes may require Planning Commission approval;
2. No ash or ash varieties shall be utilized to meet minimum tree requirements.

2013-05-22: FINAL DEVELOPMENT PLAN in Subarea C, Judee Estates Planned Development District to construct apartment buildings and MINOR AMENDMENT to revise setback requirements located at Southeast of E. Northstar Lane

35. and S. Lewis Avenue.

Legal Description: Lot 2A, Block 3, Judee Estates Addition, Lincoln County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Approval of a Minor Amendment to allow a 20' front yard, 10' side yard, 20' rear yard, and a building separation of 20';
2. All trash enclosures are required to be constructed of materials similar to the main buildings;
3. Provide a minimum of a five foot wide sidewalk running the entire length of E. Northstar Place.
4. Construction maximum of 50 residential units for this plan.

2013-05-37: MINOR AMENDMENT to Subarea C, Valhalla Planned Development District to allow increased building height located at 3901 W. 49th St.

36.

Legal Description: Lot 1, Evergreen Office Park Addition, Minnehaha County

Recommendation Approval

Approved 6-0

2013-05-38: FINAL DEVELOPMENT PLAN in Subarea C, Valhalla Planned Development District to construct an office building located at 2901 W. 49th St.

37.

Legal Description: Lot 1, Evergreen Office Park Addition, Minnehaha County

Recommendation Approval

Approved 6-0, with the following stipulations;

1. Minor Amendment approved to allow building height to 45'.
2. Trash enclosure is to be constructed with materials similar to the main building;
3. Provide a pedestrian connection from the main building entrance to the sidewalk on W. 49th Street.

2013-03-17: PRELIMINARY SUBDIVISION PLAN for the proposed Springdale Development, located at the southwest corner of W. 85th Street and S. Minnesota Avenue.

38.

Legal Description: Portion of NE1/4 Section 22-100-50, except Lots H-1 and H-2 therein, Lincoln County as shown by Exhibit

Recommendation Approval

Moved to after Item 28.

ADJOURNMENT

Meeting adjourned at 10:26 p.m.