

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, February 2, 2011  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, February 2, 2011 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, SECOND FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8888 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.  
ADDRESSING THE CITY PLANNING COMMISSION: PERSONS ADDRESSING THE SIOUX FALLS CITY PLANNING COMMISSION SHALL USE THE MICROPHONE AT THE FRONT PODIUM. PLEASE STATE YOUR NAME AND ADDRESS. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.  
CITY PLANNING COMMISSION MEETINGS: SIOUX FALLS CITY PLANNING COMMISSION MEETINGS AIR LIVE ON CHANNEL 16 THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.  
Channel 16 REBROADCAST: Saturday 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

CONSENT AGENDA

1. APPROVAL OF JANUARY 5, 2011 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2011-01-01: REZONE from the RS-1 and RS-2, Residential Districts to the RC, Recreation/Conservation District for allowed uses at East of S. Ellis Rd. & W. 22nd St. Pages 1 - 10  
Legal Description: A portion of the N1/2 SW1/4, Section 22-101N-50W, except the W 561' thereof and except Lot H1 of the NW1/4 SW 1/4 contained therein, Minnehaha County (as shown by exhibit)  
Staff David Loveland  
Petitioner Chuck Point, Ronning Enterprises, Inc.  
Recommendation Approval
  
4. 2011-01-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to develop a site greater than an acre and to allow off-sale alcohol within 500 feet of a school at 1901 E. 10th St. Pages 11 - 26  
Legal Description: Lots 1-12, Block 6, Dunning & Wagner's Addition (except Lot H-1 in said Lots 1 & 12), Minnehaha County  
Staff David Loveland  
Petitioner Melani Samora, Casey's Retail Company

Recommendation Approval

5. 2011-01-05: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow off-sale alcohol within 500 feet of a school at 900 N. Sycamore Ave. Pages 27 - 36  
Legal Description: Tract 11, Richmond Estates 4th Addition, Minnehaha County  
Staff David Loveland  
Petitioner Justin Cole, Cole's Petroleum Products, Inc.  
Recommendation Approval
6. 2011-01-03: FINAL DEVELOPMENT PLAN in Subarea F of the Dawley Farm Village Planned Development District to construct a restaurant at 1010 S. Highline Place. Pages 37 - 50  
Legal Description: Lot 4, Block 18, Dawley Farm Village Addition, Minnehaha County  
Staff David Loveland  
Petitioner Spencer Ruff, Spencer Ruff Associates, Inc.  
Recommendation Approval
7. 2011-01-07: FINAL DEVELOPMENT PLAN in Subarea A of the Eastern Hills Planned Development District to construct a 48 unit apartment building at 4200 S. Sycamore Ave. Pages 51 - 60  
Legal Description: Lot 5, Block 15, Prairie Gardens Addition, Minnehaha County  
Staff David Loveland  
Petitioner Gary Harr, G & D Harr Construction  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8. 2010-12-07: MAJOR AMENDMENT to Subarea A of the Scooter Planned Development District to add retail trade and service as an allowed land use at 1108 E. 2nd St. Pages 61 - 80  
Legal Description: Lots 20, 21, & 22 (Ex. W 8' and Ex. Lot E and Ex. Lot H-1), Block 2, Gamberg's Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Daniel Gayetaye, First Immigrant Grocery  
Recommendation Approval
9. 2011-01-06: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 1520 W. 12th St. Pages 81 - 92  
Legal Description: W1/2 Vac Alley & Lots 5-6 (Exc. S 7' Lot 5), Block 20, Covell's 2nd Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Travis Peterson, Second Chance Auto  
Recommendation Approval

10. 2011-01-09: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow residential dwelling units on the first floor at 620 N. Main Ave. Pages 93 - 116  
Legal Description: Lots 1-6, Block 33, Brookings & Edmunds Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Craig Lloyd, Lloyd Companies  
Recommendation Approval
11. 2011-01-08: DESIGN REVIEW in the Downtown Design Review District to construct a 44 unit multi-family apartment complex for the elderly at 620 N. Main Ave. Pages 117 - 140  
Legal Description: Lots 1-6, Block 33, Brookings & Edmunds Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Craig Lloyd, Lloyd Companies  
Recommendation Approval
12. 2010-12-02: MINOR AMENDMENT In Subarea C of the Valhalla Planned Development District to reduce the number of required parking stalls from 116 to 102 and the reduce the required sideyard setback from 10' to 0' at 4400-4426 S. Technology Dr.. Pages 141 - 150  
Legal Description: Lot 2, Evergreen Office Park Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Daniel Brabec, Loveland Properties, LLC  
Recommendation Approval
13. REPORT OF THE PARKING REQUIREMENT STUDY GROUP Pages 151 - 164  
Staff Shawna Goldammer  
Petitioner Department of Planning & Building Services  
Recommendation Accept
14. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY TO REVISE RESIDENTIAL PARKING TO ALLOW FOR TEMPORARY PARKING FOR RECREATIONAL VEHICLES Pages 165 - 168  
Staff Steve Randall  
Petitioner Department of Planning & Building Services  
Recommendation Approval
15. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY TO REVISE THE DEFINITION OF COMMERCIAL VEHICLE AND ADD A DEFINITION FOR SERVICE VEHICLES Pages 169 - 174  
Staff David Loveland  
Petitioner Department of Planning & Building Services  
Recommendation Approval

ADJOURNMENT