

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, April 6, 2011
7:00 PM

Chair: JESSIE SCHMIDT
Vice Chair: KEN DUNLAP
Subject: The City Planning Commission will meet at 7:00 PM on
Wednesday, April 6, 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 MARCH 2, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2011-03-12: MAJOR AMENDMENT to Subareas A-C, Avera McKennan Pages 1 - 10
Planned Development District to add on-sale alcohol as an
allowed land use at E. 23rd Street and S. Cliff Avenue.
Legal Description: Vacated streets and alleys lying
within and Lots 1-5, 6A, 55-56 to 60 and 67A, Belmont Addition,
Minnehaha County
Staff David Loveland
Petitioner Julie T. Ward, Avera McKennan Hospital
Recommendation Approval

4. 2011-02-13: CONDITIONAL USE PERMIT in the RA-1, Residential Pages 11 - 18
District to allow construction of an electronic message sign
at 1912 W. 13th St.
Legal Description: Lots 9-19, Block 1, Residence Park
Addition, Minnehaha County
Staff David Loveland
Petitioner Bret Menke, Pride Neon, Inc.
Recommendation Approval

5. 2011-03-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District, to allow motor vehicle sales and display at 2203 W. 12th St. Pages 19 - 28
 Legal Description: Lots 1-3 (Ex. H-1), Block 4, Residence Park Addition, Minnehaha County
 Staff Steve Randall
 Petitioner Terry Veldhouse, Premier Motorcars of Sioux Falls
 Recommendation Approval
6. 2011-03-10: FINAL DEVELOPMENT PLAN in Subarea C of the Rolling Heights Planned Development District to construct a medical office building at W. 69th St. & S. Western Ave. Pages 29 - 38
 Legal Description: Lot 3, Block 3, Remington Pointe Addition, Lincoln County
 Staff David Loveland
 Petitioner Chad Van Buskirk, Van Buskirk Companies
 Recommendation Approval
7. 2011-03-13: MINOR AMENDMENT to Subarea A, Sioux Falls Plaza Planned Development District to increase the maximum allowed height of the press box structure from 45' to 79' and to allow a fence height of 8 6 at 1200 N. Western Avenue. Pages 39 - 48
 Legal Description: Lot 1, Block 2, Sioux Falls Center Addition, Minnehaha County
 Staff David Loveland
 Petitioner Ed Lund, Koch Hazard
 Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

8. 2011-03-03: REZONE from the AG, Agricultural District to the I-1, Light Industrial District for allowed uses at 6011, 6700 E. Rice St. Pages 49 - 58
 Legal Description: Part SW ... SE ... S & E of Omaha Railroad; and part of NE ... S & E Railroad & E % SE ... (Ex. RY R-1 & R-2), all in Section 36-102-49, Minnehaha County, as shown by exhibit
 Staff David Loveland
 Petitioner Jim Clark, Xcel Energy
 Recommendation Approval
9. 2011-03-09: MAJOR AMENDMENT to the Bentwood Village Planned Development District to adjust subarea boundaries at S. Beal Ave. (west of Explorer Elementary). Pages 59 - 68
 Legal Description: A portion of the S 1/2 S 1/2 NW 1/4 & N1/2 SW 1/4 & N 13' of W 559' of E 384' S 1/2 SW 1/4 (Ex. Lot H-1), Section 17-100-50
 Staff Steve Randall
 Petitioner Jason Benson, Bentwood Place, Inc.
 Recommendation Approval

10. 2010-07-02: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow non-ferrous metal recycling at 1305 E. 39th St. N. Pages 69 - 84
Legal Description: Tract 7, Taylor Subdivision, Section 3-101-49, Minnehaha County
Staff Steve Randall
Petitioner R & T Unit Can Co.
Recommendation Approval

11. 2011-02-10: MINOR AMENDMENT in Subarea A of the Village at Heather Ridge Planned Development District to amend the previously approved Final Development Plan to allow a patio expansion at 6211 S. Old Village Place. Pages 85 - 92
Legal Description: Tract 2, Heather Ridge Addition and the S 478.5' of the N990' of the W 455.17' W 1/2 NW 1/4, Section 15-101-50, Lincoln County
Staff Dave Loveland
Petitioner Diane de Koeper, Architecture Inc.
Recommendation Approval

ADJOURNMENT