

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, July 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, July 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 JUNE 1, 2011 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2011-06-05: REZONE from the O, Office District and the 57th Street East Planned Development District to the C-4, Planned Commercial District for allowed uses at W. 59th St. & S. Louise Ave. Pages 1 - 6
Legal Description: Block 6, Rolling Hills Subdivision and Lots 4-6, Block 1, Crystal Springs Addition, Lincoln County
Staff David Loveland
Petitioner Jim Lake, Vern Eide Motorcars, Inc.
Recommendation Approval
4. 2011-06-02: MAJOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to add off-sale alcohol as an accessory use to the the allowed uses at 5400 E. Arrowhead Parkway. Pages 7 - 16
Legal Description: Lot 1, of Tract A, Red Rock Park 2nd Addition, Minnehaha County
Staff David Loveland

Petitioner Jeff Schmitt, City of Sioux Falls Planning Office
Recommendation Approval

5. 2011-05-08: CONDITIONAL USE PERMIT in the C-2, General Pages 17 - 28
Commercial District to allow motor vehicle display and sales
at 3316 S. Hawthorne Avenue.
Legal Description: N33' Lot 8 & S19.25' Lot 9; Lot 7 (EX
H1) & S1/4 Lot 8; Block 12, Pettingill & Steadmans Addition;
and Lot 9 GOLDEN RULE SUBD PART Blocks 11 & 12, Pettingill &
Steadmans Addition; Minnehaha County
Staff Steve Randall
Petitioner Richard Larson, Larson Auto World, Inc.
Recommendation Approval
6. 2011-06-01: CONDITIONAL USE PERMIT in the C-2, General Pages 29 - 40
Commercial District to allow development of a site greater
than an acre for screen printing and apparel retail at 3410 S.
Kiwanis Ave.
Legal Description: Lot 7 (less Tract A), Block 2, Brown
Addition, Minnehaha County
Staff Steve Randall
Petitioner Curt Hauff, Hauff Mid-America Sports, Inc.
Recommendation Approval
7. 2011-06-03: CONDITIONAL USE PERMIT in the C-2, General Pages 41 - 48
Commercial District to allow expansion of a non-conforming use
(residential garage) at 1017 E. 8th St.
Legal Description: Lot 5, Block 2, Morningside 1st
Addition, Minnehaha County
Staff David Loveland
Petitioner Baltazar Saravia
Recommendation Approval
8. 2011-06-09: CONDITIONAL USE PERMIT in the C-2, General Pages 49 - 62
Commercial District to allow a motor vehicle repair shop at
909 N. Lincoln Ave.
Legal Description: N 1/2 Vacated 1st Street & Lots 4-6,
Block 2, Harrison's Addition, Minnehaha County
Staff David Loveland
Petitioner Eugenio Moncada, High Bridge Body Shop
Recommendation Approval
9. 2011-06-07: FINAL DEVELOPMENT PLAN in Subareas C & D of the Pages 63 - 72
Westwood Valley Planned Development District to construct an
office building and community center at Karmya Circle &
Lancaster Drive.
Legal Description: Lot 3, Block 13, Westwood Valley
Addition, Minnehaha County
Staff Steve Randall
Petitioner Kenneth Dunlap, Grant Square LP
Recommendation Approval
10. 2011-06-08: FINAL DEVELOPMENT PLAN in Subarea C of the Pages 73 - 86
Westwood Valley Planned Development District to construct

three multi-family apartment buildings at Karmya Circle & Lancaster Drive.

Legal Description: Lot 1, Block 13, Westwood Valley Addition, Minnehaha County
Staff Steve Randall
Petitioner Kenneth Dunlap, Grant Square LP
Recommendation Approval

REGULAR AGENDA APPROVAL

11. 2011-05-04: REZONE from the RD, Residential District to the Pages 87 - 94
I-1, Light Industrial District for allowed uses at 124 S. Elmwood Ave.
Legal Description: Lot 14, Block 4, Bradley's 1st Addition, Minnehaha County
Staff Steve Randall
Petitioner Ron Weber, Elmwood Storage, LLC
Recommendation Denial

12. 2011-05-03: CONDITIONAL USE PERMIT in the C-2, General Pages 95 - 104
Commercial District to allow a telecommunications tower at 701-705 S. Minnesota Ave.
Legal Description: Lots 4, 4A, 5 & the E. 40' of Lot 12, Block 1, Lewis Addition, Minnehaha County
Staff Steve Randall
Petitioner David Fischer, Buell Consulting, Inc.
Recommendation Approval

13. 2011-06-04: CONDITIONAL USE PERMIT in the RA-2, Residential Pages 105 - 116
District to construct and off-site accessory parking lot at 1914 S. Spring Ave.
Legal Description: Lot 17 & 18, Block 16, University Addition, Minnehaha County
Staff David Loveland
Petitioner Chris Pappas
Recommendation Denial

14. 2011-05-06: REVISED PRELIMINARY SUBDIVISION PLAN for the Pages 117 - 126
Timber Oak Estates Addition to allow for the creation of a cul-de-sac on Quiet Oak Trail at 1/4 Mile South of 85th Street, westside of Western Avenue.
Legal Description: A portion of the W 1/2 of the NE 1/4 of Section 21-100-50, Tract 1 of Crandall's Addition in the SE 1/4 of the NE 1/4 of Section 21-100-50; all in Lincoln County
Staff Steve Randall
Petitioner Preston Mettler, First Choice Development
Recommendation Denial

15. 2011-06-06: MINOR AMENDMENT to Subarea B of the Prairie Pages 127 - 138
Meadows Planned Development District to allow replacement of sign with a 17 feet high, 64 square feet sign at 6701 S. Minnesota Ave.
Legal Description: Lot 2, Block 15, Prairie Meadows

2nd Addition, Lincoln County
Staff Steve Randall
Petitioner Tim Axtman, Ace Neon Signs
Recommendation Approval

16. 2011-06-10: DESIGN REVIEW in the Downtown Design Review Pages 139 - 160
District to construct a mixed-use building at 522 N. Main Ave.

Legal Description: A portion of Block 23, Brookings and Edmunds Addition, Minnehaha County
Staff David Loveland
Petitioner Craig Lloyd, DeKalb Building Partners, LLC
Recommendation Approval

ADJOURNMENT