

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, August 3, 2011  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, August 3, 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 JULY 6, 2011 MINUTES OF REGULAR MEETING.
2. PLATS
3. 2011-06-11: REZONE from the RS-2, Residential District to the Pages 1 - 10 RC, Recreation/Conservation District for allowed uses at E. 26th St. and S. Canyon Ave.  
Legal Description: Tract 5, Copper Creek Addition, Minnehaha County  
Staff David Loveland  
Petitioner Steve Van Buskirk, Hazeltine, LLC  
Recommendation Approval
4. 2011-07-06: REZONE from the I-1, Light Industrial, the C-4, Pages 11 - 20 Planned Commercial, and the RA-2, Residential Districts to the I-1, Light Industrial, the C-4, Planned Commercial, and the RA-2, Residential Districts for allowed uses at S. Grange Ave. & W. Village Dr..  
Legal Description: A portion of the NW 1/4 NE 1/4, Section 32-101-49 as shown by exhibit, Minnehaha County  
Staff Steve Randall  
Petitioner Dunham Company  
Recommendation Approval

5. 2011-07-10: REZONE from the RA-1, Residential and O, Office Districts to the RS-2, Residential and RC, Recreation/Conservation Districts for allowed land uses at Northwest corner of W. Benson Road and N. Marion Road. Pages 21 - 30  
 Legal Description: A Portion of SE1/4 Section 35-102-50, as shown by Exhibit, Minnehaha County  
 Staff David Loveland  
 Petitioner Steve Van Buskirk, Hazeltine, LLC  
 Recommendation Approval
  
6. 2011-07-11: REZONE from the RS-2, Residential District and the RA-1, Residential District to the RD, Residential District for allowed land uses at W. Madison Street and N. Valley View Road. Pages 31 - 40  
 Legal Description: Tract 6A, Lalley Estates Addition, as shown by Exhibit, Minnehaha County  
 Staff Steve Randall  
 Petitioner Clint Ackerman, Aspen Heights, LLC  
 Recommendation Approval
  
7. 2011-07-13: MAJOR AMENDMENT to Subarea A of the Celebrate Community Church Planned Development District to add a retail coffee shop as an accessory use to the the allowed uses at 1000 S. Sycamore Avenue. Pages 41 - 48  
 Legal Description: Block 13, Sycamore East Addition, Minnehaha County  
 Staff David Loveland  
 Petitioner Brent Norgaard, Celebrate Community Church  
 Recommendation Approval
  
8. 2011-07-01: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a parking lot expansion at W. 59th St. & S. Louise Ave. Pages 49 - 58  
 Legal Description: Block 6, Rolling Hills Subdivision and Lots 4 thru 6, Block 1, Crystal Springs Addition, all in Lincoln County  
 Staff David Loveland  
 Petitioner Jim Lake, Vern Eide Motorcars, Inc.  
 Recommendation Approval
  
9. 2011-07-03: CONDITIONAL USE PERMIT in the RD, Residential District to construct a 4-unit townhome at E. 45th St. and S. Outfield Ave. Pages 59 - 70  
 Legal Description: Lot 2A, Block 5, Diamond Field Estates, Minnehaha County  
 Staff David Loveland  
 Petitioner Richard Brake, Richard Brake Construction  
 Recommendation Approval
  
10. 2011-07-08: MINOR AMENDMENT to Subarea C, Westwood Valley Planned Development District, to reduce front and rear yard minimum required setbacks from 25 feet to 20 feet at W. 32nd Street and S. Norma Trail. Pages 71 - 78  
 Legal Description: Lots 3-15, Block 9, Westwood Valley

Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Ken Dunlap, Westwood Valley LLC  
Recommendation Approval

11. 2011-07-07: PRELIMINARY SUBDIVISION PLAN for the Williams Pages 79 - 92  
Addition in the I-1, Light Industrial District, the C-4,  
Planned Commerical District and the RA-2, Residential  
District for a multi-use development at S. Grange Ave. & W.  
Village Dr..  
Legal Description: A portion of the NW 1/4 NE 1/4,  
Section 32-101-49 as shown by exhibit, Minnehaha County  
Staff Steve Randall  
Petitioner Dunham Company  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 2011-07-12: REZONE from the RS-2, Residential District and Pages 93 - 104  
the Diamond Valley Planned Development District to the RD,  
Residential District for allowed uses at E. 73rd Street and  
S. Eldorado Avenue.  
Legal Description: A Portion of the SE1/4 NE1/  
4 Section 14-100-50 as shown by Exhibit, Lilncoln County  
Staff Steve Randall  
Petitioner Don Dunham, Diamond Valley LLP  
Recommendation Approval

13. 2011-06-17: CONDITIONAL USE PERMIT in the C-2, General Pages 105 - 116  
Commercial District to allow a hotel on a non-arterial  
street at 2725 S. Carolyn Ave.  
Legal Description: Lot 5, Carolyn's Subdivision of  
Part of Lot 5 of Resubdivision of Sioux Falls Farmstead,  
Section 25-101-50, Minnehaha County  
Staff David Loveland  
Petitioner Wendall Portratz, TKO  
Recommendation Approval

14. 2011-07-09: CONDITIONAL USE PERMIT in the O, Office Pages 117 - 128  
District to construct a Day Care Center at W. 90th Street  
and S. Louise Avenue.  
Legal Description: Tract A, Cinnamon Ridge Addition,  
Lincoln County  
Staff Steve Randall  
Petitioner Chad Van Buskirk, Van Buskirk Construction  
Recommendation Approval

15. 2011-07-14: FINAL DEVELOPMENT PLAN in Subarea G of the Pages 129 - 142  
Dawley Farm Village Planned Development District to  
construct a large single-use retail building at 601 S.  
Highline Pl.

Legal Description: Lots 6 & 7, Block 17, Dawley Farm  
Village Addition, Minnehaha County (to be replatted as Lot  
12, Block 17, Dawley Farm Village Addition)  
Staff David Loveland  
Petitioner Teresa J. Burgess, Bolton & Menk, Inc.  
Recommendation Approval

16. 2011-07-02: MINOR AMENDMENT to Subarea A of the Brooks Crossing Planned Development District to increase density to 1 per 2475 square feet and remove provisions A & D from "Other Regulations" of the Planned Development District regulations at E. 54th St. and S. Sycamore Ave. Pages 143 - 156  
Legal Description: Lot 1, Block 1, Brooks Crossing  
Addition, Minnehaha County  
Staff David Loveland  
Petitioner Lanny Auringer, Innovative Design & Management  
Recommendation Approval

ADJOURNMENT