

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

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

2. PLATS

3. 2011-11-02: MAJOR AMENDMENT to Subarea A of the Sioux Falls Plaza Planned Development District to amend regulations for inclusion of an events center at 1111 N. West Ave.
Pages 1 - 16
Legal Description: Lot 2B, Block 2, Sioux Falls Center Addition, Minnehaha County
Staff David Loveland
Petitioner Jeff Hazard, Koch Hazard Architects
Recommendation Approval

4. 2011-11-03: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 400-402 N. Main Ave.
Pages 17 - 26
Legal Description: Lots 5-9, Block 31, Brookings & Edmunds Addition, Minnehaha County
Staff Steve Randall
Petitioner James Jacobson
Recommendation Approval

5. 2011-11-07: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Pages 27 - 38

Subarea G of the Dawley Farm Village Planned Development District to construct a retail furniture store and to increase allowed building height from 25' to 35'. at NW of Highline Place and Highline Avenue.

Legal Description: Lot 9, Block 17, Dawley Farm Village Addition, Minnehaha County
Staff David Loveland
Petitioner Diane DeKoeyer, Architecture Incorporated
Recommendation Approval

6. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY AMENDING MINIMAL AMENDMENTS FOR PARKING. Pages 39 - 40

Staff David Loveland
Petitioner Jeff Schmitt, Planning & Buidling Services
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

7. REVOCATION of Conditional Use Permit #2009-05-05, allowing motor vehicle sales, display and service in the C-2, General Commercial District at 601 W. 10th St. Pages 41 - 58

Staff David Loveland
Petitioner Kefyalew Bereded, Blue Nile Auto

8. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT NO. 13. Pages 59 - 80

Staff Erica Beck, Community Development
Recommendation Approval

9. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING APPENDIX B, THE ZONING ORDINANCE, OF THE REVISED ORDINANCES OF THE CITY BY ADDING STREET LEGAL ATVS TO THE DEFINITION OF PERSONAL PASSENGER VEHICLES. Pages 81 - 82

Staff Shawna Goldammer
Petitioner Land Use Committee, Sioux Falls City Council
Recommendation Approval

ADJOURNMENT