

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, March 7, 2012  
7:00 PM

Chair: JESSIE SCHMIDT  
Vice Chair: KEN DUNLAP  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, March 7, 2012 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 MMM DD, YYYY MINUTES OF REGULAR MEETING.  
Staff <Staff>  
Petitioner <Petitioner>
  
2. PLATS  
Staff <Staff>  
Petitioner <Petitioner>
  
3. 2012-01-16: REZONE from the Roosevelt Park Planned Development District, and the RD and RS-2, Residential Districts to the RC, Recreation/Conservation District and the RS-2, and RD, Residential Districts for allowed uses at East side of Ellis Road between 26th Street and 41st Street.  
Legal Description: A portion of the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 27-101-50, Minnehaha County (as shown by exhibit)  
Staff Steve Randall  
Petitioner Charles A. Point, Ronning Enterprises, Inc.  
Recommendation Approval
  
4. 2012-02-01: REZONE from the RA-2, Residential District and the Pages 17 - 30 C-2, General Commercial District to Subarea B of the Giggleebee's Redevelopment Planned Development District for allowed uses at 501-519 S. Minnesota Avenue.

Legal Description: Lot 5 (Exc. N 37.5'), Lot 6, Lot 7 (Exc. Lot H-1) Lots 8-12 & the dedicated alley, Block 2, Grigsbys Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Eric Willadsen, Willadsen Lund Engineering  
Recommendation Approval

5. 2012-02-10: REZONE from the RS-2, Residential District and the RC, Recreation/Conservation District to the RS-2, Residential District and the RC, Recreation/Conservation District for minor boundary adjustments at S. Western Ave. and County Road 106.

Legal Description: Tract 2 and Tract 3 of the SE 1/4 Section 21-100-50, Lincoln County (as shown by exhibit)  
Staff Steve Randall  
Petitioner Jim Holbeck, Harrisburg School District  
Recommendation Approval

6. 2012-02-05: CONDITIONAL USE PERMIT in the RS-1, Residential District to allow a day care center (after school / summer program) at 4800 S. Tomar Road. Pages 39 - 46

Legal Description: Lot 1, Block 12, Donhill Estates Addition, Lincoln County  
Staff Dave Loveland  
Petitioner Heather R. DeWit, Lutheran Social Services  
Recommendation Approval

7. 2012-02-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow development of a site greater than one acre in size at 1400 N. Cliff Avenue. Pages 47 - 60

Legal Description: Block 13, Forest Hill Addition, inc. W 1/2 of vacated Sherman Avenue abutting thereof, and except Lot H1 of Lot 7, and except the S. 7' of Lots 6 & 7, and excepting therefrom Tract 3, Forest Hill Addition; all in Minnehaha County  
Staff Dave Loveland  
Petitioner Ryan Halder, Kum & Go, LLC  
Recommendation Approval

8. 2012-02-13: CONDITIONAL USE PERMIT in the O, Office District to build a four-unit residential building with residential units located on the first floor at E. 53rd Street and S. Banyan Avenue. Pages 61 - 66

Legal Description: Lot 3, Block 17, Prairie Gardens Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Douglas Harr, Eastern Hills Properties, LLC  
Recommendation Approval

9. 2012-02-09: FINAL DEVELOPMENT PLAN in Subarea A of the Giggleebee's Redevelopment Planned Development District to construct an apartment building at SE Corner of S. Spring Ave. and W. 13th Street. Pages 67 - 82

Legal Description: Lots 1-4, Lot 5 (Except

the S. 12.5"), Block 2, Grigsby's Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Chris Thorkelson, Lloyd Companies  
Recommendation Approval

10. 2012-02-06: MINOR AMENDMENT in Sub. D of the Meadows on the Pages 83 - 88  
River Planned Development District to allow expansion of a  
full-service restaurant at 2600 S. Louise Avenue.

Legal Description: Lot 9C, except E-1 of  
River Market Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Deborah Shannon, CEC Entertainment, Inc.  
Recommendation Approval

11. 2012-01-08: FINAL DEVELOPMENT PLAN in Subarea D, Westwood Pages 89 - 116  
Valley Planned Development District to allow construction of  
office and personal storage units at 2201 S. Ellis Road.

Legal Description: Part of Tract A,  
Westwood Valley Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Kelly J. Nielson, Nielson Development  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

12. 2012-02-02: REZONE from the River Run Planned Development Pages 117 - 126  
District to the C-2, General Commercial District for  
allowed uses at 4101 W. 12th Street.

Legal Description: Tract 5, except  
section line right-of-way, except east 100' and except Lot  
H-1, County Auditor's Subdivision in the NE 1/4 of Section  
24-101-50; Tract L1, River Run Addition; vacated 13th  
Street lying adjacent thereto; and Tract W, River Run  
Addition; all in Minnehaha County  
Staff Steve Randall  
Petitioner David Van Nieuwenhuizen, Fiegen Construction Co.  
Recommendation Approval

13. 2012-02-08: REZONE from the O, Office District to Subarea D Pages 127 - 146  
of the Avera McKennan Planned Development District for  
allowed uses at 1201 E. 21st St..

Legal Description: Lots 8-12, Norlin  
Subdivision, Minnehaha County  
Staff Steve Randall  
Petitioner Nate Vollmuth, Avera McKennan Hospital  
Recommendation Approval

14. 2012-02-11: REZONE from the I-1, Light Industrial District Pages 147 - 156  
and the RC, Recreation/Conservation District to the I-1,  
Light Industrial District and the RC, Recreation/  
Conservation District for allowed uses at 3500 E. Rice

Street.

Legal Description: Uplatted land in the NE 1/4 of Section 11-101-49, lying NW of Rice Street and SE of the Big Sioux River, Minnehaha County (as shown by exhibit)

Staff Steve Randall  
Petitioner Eric Willadsen, Willadsen Lund Engineering  
Recommendation Approval

15. 2012-02-12: REZONE from the C-4, Planned Commercial District; O, Office District, RA-1, RD, and RS-2, Residential District; and the RC, Recreation Conservation Districts to the C-4, Planned Commercial District; O, Office District; RA-1 and RD, Residential Districts and the RC, Recreation Conservation District for allowed uses and boundary adjustments at NE Corner of the S. Minnesota Ave. and W. 85th Street. Pages 157 - 164

Legal Description: A portion of the S1/2 SW1/4 of Section 14-100-49 and Section 14-100-50, Lincoln County (as shown by exhibit)

Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies  
Recommendation Approval

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #15. Pages 165 - 170

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW ... of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E OF LOT H1 & EX N450 E482 W1424LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County

Staff  
Petitioner Erica Beck, Community Development  
Recommendation Approval

17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #15. Pages 171 - 176

Legal Description: SW1/4 W OF RIVER (EX HALL'S TRS 1 & 2 & EX LOT E-1 CAS & EX SANFORD SPORTS COMPLEX ADDN in Section 32-102-49 and TR 1 HALL'S ADDN in the SE 1/4 of Section 31-102-49 and HALL'S TR 2 (EX LOT E-10 & EX AIRPORT 5TH ADDN) in the SW ... of Section 32-102-49 and a portion of the SE 1/4 (EX TR 2 HALL'S ADDN & EX H-1 & EX N925 W942 LYING E OF LOT H1 & EX N450 E482 W1424LYING E OF LOT H1 & EX SANFORDSPORTS COMPLEX ADDN) in Section 31-102-49; and Lots 2 & 3, Block 1, Sanford Sports Complex Addition, all properties being located within Minnehaha County

Staff  
Petitioner Erica Beck, Community Development  
Recommendation Approval

18. INFORMATIONAL: SUSTAINABILITY MASTER PLAN

Staff Dave Loveland

Petitioner

Recommendation Accept

19. 2012-02-03: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Pages 177 - 188

Subarea C of the Whisper Ridge Planned Development District to construct 116 residential units in 12 buildings and reduce the rear yard setback from 25' to 14' on 4-plex and 5-plex buildings at S. Southeastern Avenue & Whisper Trail.

Legal Description: Lots 6-14, 17, 18, and

21, Block 18; Whisper Ridge Addition, Lincoln County

Staff Dave Loveland

Petitioner Brian Gruis, Envision Companies

Recommendation Approval

ADJOURNMENT