

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, May 2, 2012  
7:00 PM

Chair: KEN DUNLAP  
Vice Chair: MERDITH LARSON  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, May 2, 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 APRIL 4, 2012 MINUTES OF REGULAR MEETING.
  
2. PLATS
  
3. 2012-02-14: REZONE from the RC, Recreation/Conservation District to Subarea A of the Sanford Sports Complex Planned Development District for allowed uses at N Bobhalla Dr. & W. Benson Rd. Pages 1 - 10  
Legal Description: Lot 4, Block 1, Sanford Sports Complex  
Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Bob Winkels, Sanford Health  
Recommendation Approval
  
4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY ADDITION COMMUNITY GARDENS AS A PERMITTED LAND USE IN ALL ZONING DISTRICTS OF APPENDIX B, THE ZONING ORDINANCE Pages 11 - 14  
Staff Shawna Goldammer  
Petitioner City of Sioux Falls  
Recommendation Approval
  
5. 2012-03-07: CONDITIONAL USE PERMIT in the RD, Residential Pages 15 - 26

District to allow a four unit residential building at E. 45th St. & S. Outfield Ave.

Legal Description: Lot 5, Block 5, Diamond Field

Estates, Minnehaha County

Staff Dave Loveland

Petitioner Richard Brake, Richard Brake Construction

Recommendation Approval

6. 2012-03-20: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a day care center at 1300 E. 10th St. Pages 27 - 34

Legal Description: Lot 1 (Ex W 3'), lots 2-3 and E 88' of Lots 7-9 (Ex. H-1, H-2 & H-3) and all lots 10-12, Block 1, Hillside Addition, Minnehaha County

Staff Dave Loveland

Petitioner Heather DeWit, Lutheran Social Services of SD

Recommendation Approval

7. 2012-04-01: SPECIAL USE PERMIT in Subarea E of the Marion Place Planned Development District to allow off-sale alcohol within 500 feet of a school at SW Corner of W. 26th St. & S. Edna Ave. Pages 35 - 50

Legal Description: Lot 2, Schwartz Addition, Minnehaha County

Staff Dave Loveland

Petitioner Jeffrey T. Stein, Hy-Vee, Inc.

Recommendation Approval

8. 2012-04-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a retail building expansion of over 15,000 square feet at W. 41st St. & S. Western Ave. Pages 51 - 64

Legal Description: Lot 1, lying N of S Property Line of Lots 4 & 5, and all Lots 2-4, & E. 33.04' S756.5' of Lot 7 (ex Ste. 1 Western Mall Condominiums), Western Mall Subdivision, Minnehaha County

Staff Dave Loveland

Petitioner Julie Oakland, Scheels All Sports

Recommendation Approval

9. 2012-04-09: CONDITIONAL USE PERMIT in the RD, Residential District to construct two three unit residential buildings at W. 53rd St. & Tea-Ellis Rd. Pages 65 - 76

Legal Description: To be platted as Lots 1A & 1B, Block 13, Southern Vistas Addition, Minnehaha County

Staff Steve Randall

Petitioner Damian Greble, Ehrhart Griffin & Assoc.

Recommendation Approval

10. 2012-04-03: FINAL DEVELOPMENT PLAN in Subarea A of the Dan Dugan Planned Development District to construct a warehouse at 1401 W. 44th Place. Pages 77 - 88

Legal Description: Lot C, Block 1, Southern 2nd Addition, Minnehaha County

Staff Steve Randall

Petitioner Tony Leggett, Fireplace Professionals, Inc.

Recommendation Approval

11. 2012-04-05: FINAL DEVELOPMENT PLAN and MINOR AMENDMENT in Pages 89 - 102  
Subarea A of the Prairie Meadows Planned Development  
District to construct a restaurant and allow a flat roof at  
SW Corner of 69th St. & S. Minnesota Ave.  
Legal Description: Lot 4, Block 8, Prairie Meadows 2nd  
Addition, Lincoln County  
Staff Dave Loveland  
Petitioner Steve Boote, Eagle Construction, Inc  
Recommendation Approval
  
12. 2012-04-07: MINOR AMENDMENT to the original Final Pages 103 - 110  
Development Plan in Subarea B of the Village at Heather  
Ridge Planned Development District to remove drive thru  
lane at 6100 S. Old Village Pl.  
Legal Description: Tract 2, Village at Heather Ridge  
Addition, Lincoln County  
Staff Dave Loveland  
Petitioner Diane De Koeyer, Architecture Incorporated  
Recommendation Approval
  
13. 2012-03-16: PRELIMINARY SUBDIVISION PLAN for the Dakota Pages 111 - 122  
Crossing Addition in the C-4, O, RA-1, RC, RD and RS-  
2 Districts for a multiple use subdivision at NE Corner of  
W. 85th St. and S. Minnesota Ave.  
Legal Description: S 1/2 of the SW 1/4 (Except Tract  
1 Springdale Addition and except Lot H-1), Section 14-100-  
50, Lincoln County  
Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies, LLC  
Recommendation Approval
  
14. 2012-04-04: PRELIMINARY SUBDIVISION PLAN in the RS-2, Pages 123 - 134  
Residential District to develop a future educational and  
civic institutional area 1/2 Mile West of Maple St. and  
Marion Rd.  
Legal Description: NE 1/4 NE 1/4 Section 11 -101-50,  
Minnehaha County  
Staff Steve Randall  
Petitioner Jeff Kreiter, Sioux Falls School District  
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

15. 2012-03-17: CONDITIONAL USE PERMIT in the RD, Residential Pages 135 - 148  
District to allow construction of townhome buildings at NE  
Corner of W. 85th St. & S. Minnesota Ave.  
Legal Description: To be platted as Lots 1-7, Block  
3; Lots 1-4, Block 5; Lots 11-17, Block 4, Dakota Crossings  
Addition, Lincoln County

Staff Steve Randall  
Petitioner Clint Ackerman, Signature Companies, LLC  
Recommendation Approval

16. 2012-04-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a mini-storage facility at 1705 E. Rice St. Pages 149 - 158

Legal Description: Lot A (Except Tr 1) Steinholtz & Thaler Addition, Minnehaha County  
Staff Dave Loveland  
Petitioner Paul Stenholtz, TS Properties, LLC  
Recommendation Approval

17. 2012-04-06: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a mini-storage storage facility at 401 N. Marion Rd. Pages 159 - 170

Legal Description: Tract A, Block 1, Pine Meadows 5th Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Bruce A. Nerison, Daylight Investment, LLC  
Recommendation Approval

ADJOURNMENT