

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, October 3, 2012  
7:00 PM

Chair: Ken Dunlap  
Vice Chair: Meredith Larson  
Subject: The City Planning Commission will meet at 7:00 PM on  
Wednesday, October 3, 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 CityLink THE FIRST WEDNESDAY OF EACH MONTH AT 7:00 P.M.  
CityLink REBROADCAST: Saturday 10:00 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting), FRIDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Friday after live meeting).

CONSENT AGENDA

1. APPROVAL OF SEPTEMBER 5, 2012 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2012-09-03: REZONE from the C-4, Planned Commercial District to Pages 1 - 10 the C-2, General Commercial District for allowed uses at E. Arrowhead Parkway and S. Powderhouse Road.  
Legal Description: Tracts 1, 2 & 5, Hein's Addition, SW 1/4, Section 18-101-48; Remaining portion of Oliver's Tract No. 3, SW 1/4 SW 1/4 Section 18-101-48; Oliver's Tract No. 1 SW 1/4, SW 1/4, Section 18-101-48; That portion of abandoned Illinois Central Gulf Railroad Right-of-way, 100 feet in width, Lying within Government Lot 2, SW 1/4 Section 18-101-48; and the S 1/2 of Government Lot 2, SW 1/4 Section 18-101-48 (Ex. Tracts 1-5, Hein's Addition and except remaining portion of Oliver's Tract 3); all in Minnehaha County (as shown by exhibit)  
Staff Steve Randall  
Petitioner Thomas Hein  
Recommendation Approval
4. 2012-09-06: REZONE I-1, Light Industrial District to C-2, Pages 11 - 20 General Commercial District for allowed uses at 3001 N. Louise Avenue.  
Legal Description: Tract 2, Except Lot A and Lot H1 of Tract

2, Missouri Basin Municipal Power Agency Addition, Minnehaha  
County  
Staff Jason Bieber  
Petitioner Kum & Go  
Recommendation Approval

5. 2012-09-12: MAJOR AMENDMENT to revise the Initial Development Plan, expanding Subarea C, Westwood Valley Planned Development District at W. 32nd Street and W. Broek Drive. Pages 21 - 30  
Legal Description: To be platted as shown by exhibit, Westwood Valley Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Westwood Valley LLC  
Recommendation Approval
  
6. 2012-09-01: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow motor vehicle sales in a commercial parking lot at 2300 W. Madison Street. Pages 31 - 38  
Legal Description: S20' and N24' of W51' of Lot 4 and Lots 5 - 12, Block 81, Meredith's Second Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Richard Langenfeld II  
Recommendation Approval
  
7. 2012-09-02: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow on-sale alcohol at 301 S. Minnesota Avenue. Pages 39 - 50  
Legal Description: Lots 1-3 and N6' Lot 4, Block 6 (Ex Lot H2) Bennett s 1st Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Julie Flannery  
Recommendation Approval
  
8. 2012-09-07: CONDITIONAL USE PERMIT in the RD, Residential District to construct multi-family housing at 435 W. 3rd Street. Pages 51 - 56  
Legal Description: Lots 1 & 2, Block 3, West Sioux Falls Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Shireen Ranshau  
Recommendation Approval
  
9. 2012-09-09: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to operate a recycling processing facility at 3509, 3511 and 3601 W. Teem Drive. Pages 57 - 68  
Legal Description: Lots 3, 4 & 5, Block 1, Hovland Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Laurie Cressman  
Recommendation Approval
  
10. 2012-09-10: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow on-sale alcohol at 202 S. Phillips Avenue. Pages 69 - 76

Legal Description: Tract 2, Faris Subdivision; Part of Lots  
1 & 2, Block 20, JL Phillips Addition; Minnehaha County  
Staff Jason Bieber  
Petitioner Jeffery Mann  
Recommendation Approval

11. 2012-09-13: CONDITIONAL USE PERMIT in the I-2, General Industrial District to allow a stockyard for marketing and distribution of hogs at 901 E. Rice Street. Pages 77 - 86  
Legal Description: Lot A, Tract 4 (Ex N. 33St. And Stockyards Addition & Lot H1) Co. Aud. Subd. SE1/4 of SE1/4 Sec 9-101-49; Minnehaha County  
Staff Steve Randall  
Petitioner Paul VanderVliet  
Recommendation Approval
  
12. 2012-09-11: FINAL DEVELOPMENT PLAN to Subarea G, Dawley Farm Village Planned Development District to construct a restaurant and retail strip center at 600 S. Highline Place. Pages 87 - 94  
Legal Description: To be platted as Lot 9B, Block 17, Dawley Farm Village Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Paul Reynolds  
Recommendation Approval
  
13. 2012-09-15: FINAL DEVELOPMENT PLAN in Subarea B, Thelin Business Center Planned Development District to construct a parking lot at southeast corner of the intersection at W. Cayman Street and N. Potter Avenue. Pages 95 - 102  
Legal Description: To be platted as Lot 1, Block 1, Thelin Business Center Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Lloyd Companies - Wade Behm  
Recommendation Approval

REGULAR AGENDA APPROVAL

14. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #17.  
Staff Dave Loveland  
Petitioner City of Sioux Falls - Community Development
  
15. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #17.  
Staff Dave Loveland  
Petitioner City of Sioux Falls - Community Development
  
16. 2012-09-14: REZONE I-2, General Industrial District, I-1, Light Industrial District and RD, Residential District to the RS-2, Residential District for allowed uses at East of N. Cliff Avenue, North of E. 1st Street, and South of railroad tracks. Pages 103 - 112  
Legal Description: N1/2 vac. Alley adjacent Lot1, Block 22

& Lot 14, Block 23 and N6 vac. alley adjacent Lot1, Block 23, Highland Addition and abandoned ICG RR ROW in NW1/4 (ex. H-1) Sec. 15-101-49, Sioux Falls City unplatted; W1/2 Tract 2 (ex. Lot A) SW1/4 Sec. 10-101-49, Sioux Falls City unplatted; Tracts 1 & 4 NW1/4 Sec. 15-101-49, Sioux Falls City unplatted; E1/2 Tract 2 (ex RR and N7 and ex. Pexa Addition) SE1/4 SW1/4 Sec. 10-101-49, Sioux Falls City unplatted, and Lot 7, Block 2, Pexa Addition; Minnehaha County

Staff Jason Bieber  
Petitioner Dunham Company  
Recommendation Approval

17. Informational Item - Shape Places Pages 113 - 114  
Staff Sam Trebilcock  
Petitioner City of Sioux Falls - Planning Department
  
18. 2012-09-08: CONDITIONAL USE PERMIT to allow an off-premises Pages 115 - 122  
sign within 600 feet of a school at 2400 W. Madison Street.  
Legal Description: Lots 4, 5 & 6, Block 80, Merediths  
Addition,  
Minnehaha County  
Staff Steve Randall  
Petitioner Kirby Proehl  
Recommendation Deferal
  
19. 2012-09-05: FINAL DEVELOPMENT PLAN in Subarea A, Eastern Pages 123 - 136  
Hills Planned Development District to construct residential  
apartments at 4300 S. Sycamore Ave. and 4520 E. 53rd  
Street.  
Legal Description: Lots 5 & 8, Block 15, Prairie Gardens  
Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Gary Harr  
Recommendation Approval
  
20. 2012-09-16: Minor Amendment in Subarea A, Eastern Hills Pages 137 - 150  
Planned Development District to reduce the required  
distance between two or more three story buildings on one  
lot from 40 feet to 16.7 feet.  
Legal Description: Lots 5 & 8, Block 15, Prairie Gardens  
Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Gary Harr  
Recommendation Approval

ADJOURNMENT