

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, June 5, 2013  
6:00 PM

Chair: Ken Dunlap  
Vice Chair: Jessie Schmidt  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, June 5, 2013 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 6:00 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 APRIL 3rd, 2013 MINUTES OF REGULAR MEETING.
  
2. PLATS

CONSENT AGENDA APPROVAL

3. 2013-04-06: REZONE from the A-1, Agricultural District to the I- Pages 1 - 6  
1, Light Industrial District for allowed uses at the southeast corner of E. Benson Road and Interstate 229.  
Legal Description: A portion of the NW ... of Section 2-101-49 (excluding H-1, H-2, H-3), Minnehaha County as shown by exhibit.  
Staff Jason Bieber  
Petitioner Tom Sweetman  
Recommendation Approval
  
4. 2013-05-11: REZONE S, Institutional, RA-1, Residential and RC, Pages 7 - 14  
Recreation/Conservation Districts to RS-2, Residential, RD, Residential, RA-1, Residential and RC, Recreation/Conservation Districts for future development of allowed uses located at the southwest corner of E. 69th Street and S. Bahnson Avenue.  
Legal Description: Government Lot 1 in NW1/4 Section 18-100-49, Lincoln County as shown by exhibit  
Staff Steve Randall  
Petitioner Scott Gilbert

Recommendation Approval

5. 2013-05-12: REZONE AG, Agricultural District to RS-2, Residential, RD, Residential and RC, Recreation/Conservation Districts for future development of allowed uses located at the northeast corner of E. 69th Street and S. Bahnson Avenue. Legal Description: SW1/4 SE1/4 Section 7-100-49, Lincoln County (as shown by exhibit)  
Staff Steve Randall  
Petitioner Scott Gilbert  
Recommendation Approval Pages 15 - 22
6. 2013-05-15: REZONE RA-1, Residential District to C-2, General Commercial District for allowed uses located at 409 S. Williams Avenue. Legal Description: South 60' of the East 177.5 Lot 2, Block 5, Beverly Gardens Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Eric Willadsen  
Recommendation Approval Pages 23 - 34
7. 2013-05-33: REZONE RC, Recreation/Conservation District to I-1, Light Industrial District for allowed uses located at W. Teem Drive and N. Terin Circle. Legal Description: A Portion of Quarry Addition, Minnehaha County (as shown by Exhibit)  
Staff Steve Randall  
Petitioner Billy Pollema  
Recommendation Approval Pages 35 - 42
8. 2013-05-34: REZONE RD, Residential District to RS-2, Residential District to reflect current use located north of W. 85th Street and west of S. Audie Avenue. Legal Description: Lots 52-60, Block 4, Lots 19-36, Block 6, Lots 1-12, Block 7 and Lots 1-33, Block 8, Twin Eagle Estates, Lincoln County.  
Staff Jason Bieber  
Petitioner Eric Ellefson  
Recommendation Approval Pages 43 - 50
9. 2013-04-03: CONDITIONAL USE PERMIT in the C-3, Downtown Commercial District to allow residential on the first floor located at the 600 block of N. Phillips Avenue. Legal Description: Lot 1 (Ex. Lot 3) & Lot 2 & S % of Vacated 3rd St., Block 2, Phillips to the Falls Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Chris Thorkelson  
Recommendation Approval Pages 51 - 60
10. 2013-05-04: CONDITIONAL USE PERMIT in C-2, General Commercial District to allow on-sale alcohol use located at 2001 W. 41st Street. Legal Description: Block 1 (EX. S232', H1, H2, H3, & H4) and Pages 61 - 72

Block 2 (EX. S162' & H1 & H2), Tom Berry's Addition  
Staff Jason Bieber  
Petitioner Debbie L. Plucker  
Recommendation Approval

11. 2013-05-05: CONDITIONAL USE PERMIT in RS-2, Residential District to allow construction of twin homes, located at the NW corner of W. 26th Street and S. Mary Beth Avenue. Pages 73 - 84  
Legal Description: Lots 2-6, Block 1, Westridge Addition and to be platted Lots 7-10, Block 1, Westridge Addition, Minnehaha County  
Staff Steve Randall  
Petitioner Michael Schultz  
Recommendation Approval
12. 2013-05-06: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to allow an on-sale alcohol establishment located at 4205 S. Racket Drive. Pages 85 - 94  
Legal Description: Lot 1 (Ex. H-1) & Lots 2 & 8 (Ex. S28' & H-2) Block 9, Cottonwood Heights Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Bryant Soberg  
Recommendation Approval
13. 2013-05-07: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to allow an on-sale alcohol establishment located at 5113 W. 41st Street, Suite 102. Pages 95 - 102  
Legal Description: Tracts 20 & 21, Jacomet's Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Bryant Soberg  
Recommendation Approval
14. 2013-05-14: CONDITIONAL USE PERMIT in C-4, Planned Commercial District to construct a retail building on site greater than one acre in size. Pages 103 - 114  
Legal Description: Tract 1 (EX Parcel 50'x80' ST & E32' N175' adj. Tract 2 & Lot H-1 & Tract 1 adj. Tract 4 & W41.33' E86.33' N90' S294.67' Tract 1 & Lot 1 Tract 1) Sioux Empire Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Scott A. Richardson  
Recommendation Approval
15. 2013-05-19: CONDITIONAL USE PERMIT in O, Office District to allow a day care center located at 5116 5122 S. Cliff Avenue. Pages 115 - 124  
Legal Description: Lot 20C, Block 1, Bradfelt Park Estates Addition, Lincoln County  
Staff Steve Randall  
Petitioner Shane McKnelly  
Recommendation Approval
16. 2013-05-29: CONDITIONAL USE PERMIT in I-1, Light Industrial District to allow a day care center located at 5116 5122 S. Cliff Avenue. Pages 125 - 136

District for motor vehicle repair located at 2111 N. Louise Circle, Unit 3.

Legal Description: Tract A, Miller's Addition, Minnehaha County

Staff Steve Randall  
Petitioner Matthew Underwood  
Recommendation Approval

17. 2013-05-31: CONDITIONAL USE PERMIT in O, Office District Pages 137 - 146 for a mortuary located at 301 W. 81st Street.  
Legal Description: Lot 1, Block 1, Dakota Crossing Addition, Lincoln County  
Staff Jason Bieber  
Petitioner Timothy A. Wingen  
Recommendation Approval
  
18. 2013-05-03: MINOR AMENDMENT in Subarea A, Falls Overlook Pages 147 - 156 Cafø Planned Development District to clarify language, located within Falls Park.  
Legal Description: A portion of Lot 4 Sioux Falls Light & Power Company s Subdivision and Lot 1, Tract 6, west of Industrial Tracts, Section 16-101-49, Minnehaha County  
Staff Jason Bieber  
Petitioner Jeff Schmitt  
Recommendation Approval
  
19. 2013-05-08: FINAL DEVELOPMENT PLAN in Subarea B, Sanford Pages 157 - 166 Sports Complex Planned Development District to construct a full service restaurant located on W. 51st Street North and N. Bobhalla Drive.  
Legal Description: To be platted as Lot 2, Block 2, Sanford Sports Complex Addition, Minnehaha County  
Staff Kevin Hoekman  
Petitioner Wade Behm  
Recommendation Approval
  
20. 2013-05-13: FINAL DEVELOPMENT PLAN in Subarea D, Northridge Pages 167 - 178 Planned Development District to construct apartments located at 2701 N. Career Avenue.  
Legal Description: Blocks 7-9, North Ridge Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Dale A. Jans  
Recommendation Approval
  
21. 2013-05-16: FINAL DEVELOPMENT PLAN in Subarea C, I-29 Lake Pages 179 - 188 Park Planned Development District to construct an apartment building located at the southwest corner of S. Ebenezer Avenue and W. Equestrian Place.  
Legal Description: Lots 7 & 8, Block 1, I-29 Lake Park Addition, Minnehaha County.  
Staff Jason Bieber  
Petitioner Eric Willadsen  
Recommendation Approval

22. 2013-05-18: FINAL DEVELOPMENT PLAN in Subarea A, Whispering Pages 189 - 210  
Woods Planned Development District to construct apartments  
located at the SW corner of E. 57th Street and S. Graystone  
Avenue.  
Legal Description: Tract 1, Whispering Woods Addition,  
Lincoln County  
Staff Jason Bieber  
Petitioner Clint Ackerman  
Recommendation Approval
23. 2013-05-20: FINAL DEVELOPMENT PLAN in Subarea B, Brooks Pages 211 - 226  
Crossing Planned Development District to construct  
apartments located at 4800 E. 54th Street.  
Legal Description: Lot 18, Block 1, Brooks Crossing  
Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Joan Franken  
Recommendation Approval
24. 2013-05-35: FINAL DEVELOPMENT PLAN in Subarea D, Prairie Pages 227 - 240  
Hills (South) Planned Development District to construct an  
office building located at 6216 S. Pinnacle Drive.  
Legal Description: Lot 3, Block 5, Prairie Hills Addition,  
Lincoln County  
Staff Jason Bieber  
Petitioner Jarrod L. Smart  
Recommendation Approval
25. 2013-05-27: DESIGN REVIEW in the Downtown Design Review Pages 241 - 254  
District for a new apartment building located at the 600  
Block of N. Phillips Avenue.  
Legal Description: Lot 1 (Ex. Lot 3) & Lot 2, Block 2,  
Phillips to the Falls Addition & the S 1/2 of Vacated 3rd  
St. Lying Adjacent to Lot 2. Minnehaha County  
Staff Jason Bieber  
Petitioner Chris Thorkelson  
Recommendation Approval
26. 2013-05-32: PRELIMINARY SUBDIVISION PLAN for Quarry II Pages 255 - 268  
Addition located at W. Teem Drive and N. Terin Circle.  
Legal Description: Lot 9, Tract 1, Terin Addition and  
Portion of Quarry Addition, Minnehaha County (as shown by  
Exhibit)  
Staff Steve Randall  
Petitioner Billy Pollema  
Recommendation Approval
27. 2013-05-21: PRELIMINARY SUBDIVISION PLAN for Dakota Prairie Pages 269 - 280  
Addition residential development located at E. 69th Street  
and S. Bahnson Avenue.  
Legal Description: South 2100' Government Lot 1 in NW1/  
4 Section 18-100-49, Lincoln County  
Staff Steve Randall  
Petitioner Scott Gilbert

Recommendation Approval

REGULAR AGENDA APPROVAL

28. 2013-05-36: REZONE AG, District to C-4, Planned Commercial, Pages 281 - 292  
O, Office, and RC, Recreation/Conservation Districts for  
allowed uses located at the southwest corner of W. 85th  
Street and S. Minnesota Avenue.  
Legal Description: Portion of NE1/4 Section 22-100-50,  
except Lots H-1 and H-2 therein, Lincoln County as shown by  
Exhibit.  
Staff Jason Bieber  
Petitioner Frank V. Pampalone  
Recommendation Approval
29. 2013-05-10: REZONE RS-2, Residential District to C-2, Pages 293 - 304  
General Commercial District for allowed uses, located at  
the northwest corner of E. 69th Street and S. Bahnson  
Avenue.  
Legal Description: Portion of Tract 3, Hayes Addition in  
S1/2 Government Lot 7, Section 7-100-49, Lincoln County as  
shown by exhibit  
Staff Steve Randall  
Petitioner Scott Gilbert  
Recommendation Approval
30. 2013-05-09: REZONE RD, Residential District to RA-2, Pages 305 - 314  
Residential District for allowed uses located at 1521 E.  
5th Street.  
Legal Description: Lot 63 & 64, Block 2, Highland Addition,  
Minnehaha County  
Staff Jason Bieber  
Petitioner Shireen Ranschall  
Recommendation Approval
31. 2013-05-30: CONDITIONAL USE PERMIT in RD, Residential Pages 315 - 326  
District for off-site parking located at 511 N. Highland  
Ave.  
Legal Description: Lots 65, 66 & 67, Block 2, Highland  
Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Shireen Ranschall  
Recommendation Approval
32. 2013-05-23: CONDITIONAL USE PERMIT in C-2, General Pages 327 - 338  
Commercial District to construct a hotel located at 3005 S.  
Carolyn Ave.  
Legal Description: Tracts 2B & 2C, Irene's Addition,  
Minnehaha County  
Staff Jason Bieber  
Petitioner Craig Larsen  
Recommendation Approval

33. 2013-05-02: MINOR AMENDMENT in Subarea A, Silver Hills Pages 339 - 350  
Planned Development District for reductions in the front yard setback from 25 to 17 , street side front yard setback from 25 to 10 , and the side yard setback from 20 to 15 for a parking lot and drive aisles at 3101 E. 26th St.  
Legal Description: Tract 1(EX H-2) Ronald McDonalds Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Anthony Thompson  
Recommendation Approval
34. 2013-05-01: FINAL DEVELOPMENT PLAN in Subarea A, Silver Hills Planned Development District to construct a restaurant with a drive-thru window at 3101 E. 26th Street. Pages 351 - 362  
Legal Description: Tract 1(EX H-2) Ronald McDonalds Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Anthony Thompson  
Recommendation Approval
35. 2013-05-22: FINAL DEVELOPMENT PLAN in Subarea C, Judee Estates Planned Development District to construct apartment buildings and MINOR AMENDMENT to revise setback requirements located at Southeast of E. Northstar Lane and S. Lewis Avenue. Pages 363 - 378  
Legal Description: Lot 2A, Block 3, Judee Estates Addition, Lincoln County  
Staff Steve Randall  
Petitioner Aaron Hultgren  
Recommendation Approval
36. 2013-05-37: MINOR AMENDMENT to Subarea C, Valhalla Planned Development District to allow increased building height located at 3901 W. 49th St. Pages 379 - 388  
Legal Description: Lot 1, Evergreen Office Park Addition, Minnehaha County  
Staff Steve Randall  
Petitioner David Erickson  
Recommendation Approval
37. 2013-05-38: FINAL DEVELOPMENT PLAN in Subarea C, Valhalla Planned Development District to construct an office building located at 2901 W. 49th St. Pages 389 - 400  
Legal Description: Lot 1, Evergreen Office Park Addition, Minnehaha County  
Staff Steve Randall  
Petitioner David Erickson  
Recommendation Approval
38. 2013-03-17: PRELIMINARY SUBDIVISION PLAN for the proposed Springdale Development, located at the southwest corner of W. 85th Street and S. Minnesota Avenue. Pages 401 - 422  
Legal Description: Portion of NE1/4 Section 22-100-50, except Lots H-1 and H-2 therein, Lincoln County as shown by

Exhibit  
Staff Steve Randall  
Petitioner Frank V. Pampalone  
Recommendation Approval

ADJOURNMENT