

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, August 7, 2013
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, August 7, 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 JULY 3, 2013 MINUTES OF REGULAR MEETING.

2. PLATS

3. 2013-07-13: MAJOR AMENDMENT to Subarea S, Platinum Valley Pages 1 - 12
Planned Development District to allow a retail building located at the southwest corner of W. 86th Place and S. Louise Avenue.
Legal Description: Block 4 (except H-1), Platinum Valley III Addition, Lincoln County
Staff Steve Randall
Petitioner Kevin Nyberg, Dakota Kevlin
Recommendation Approval

4. 2013-07-16: MAJOR AMENDMENT to Subarea D, Diamond Valley Pages 13 - 20
Planned Development District to change subarea boundaries.
Legal Description: Block 12A, Diamond Addition, Minnehaha County
Staff Jason Bieber
Petitioner Tom Howes, I-90 Fuel Services
Recommendation Approval

5. 2013-04-08: CONDITIONAL USE PERMIT in the C-4, Planned Pages 21 - 30
Commercial District to construct a retail store located at 5200 W. 60th Street N.

Legal Description: Lot 1, Block 1, Sioux Empire Development
Park 9 Addition, Minnehaha County
Staff Jason Bieber
Petitioner Frank V. Pampalone, Wal-Mart Stores, Inc.
Recommendation Approval

6. 2013-07-01: CONDITIONAL USE PERMIT in I-1, Light Industrial Pages 31 - 38
District to allow an automotive repair and service center
located at 2724 W. 7th St.
Legal Description: Block 2 (Ex E 300 and W 89) of Penmor
Addition, Minnehaha County
Staff Kevin Hoekman
Petitioner Alex Danilke, UDUB Auto Repair
Recommendation Approval

7. 2013-07-06: CONDITIONAL USE PERMIT in RS-2, Residential Pages 39 - 46
District to allow an electronic message center as part of a
permitted sign for an existing church located at 5001 E.
Madison St.
Legal Description: Tract 5 of Richmond Estates IV Addition,
Minnehaha County
Staff Steve Randall
Petitioner Messiah New Hope Luthern Church
Recommendation Approval

8. 2013-07-11: CONDITIONAL USE PERMIT in the RS-2, Residential Pages 47 - 54
District to allow an electronic message center sign located at
6801 S. Grange Avenue.
Legal Description: Tract 4, Heather Ridge Addition and Lot 20,
Block 9, Prairie Meadows 2nd Addition, Lincoln County
Staff Steve Randall
Petitioner Bret Menke, Pride Neon
Recommendation Approval

9. 2013-07-04: MINOR AMENDMENT in Subarea A of the Orchard Pages 55 - 64
Heights Planned Development District to decrease the side yard
setback from 15 to 7 located at 2901 Old Orchard Trail.
Legal Description: Tract 2A of the Martins Addition, Minnehaha
County
Staff Kevin Hoekman
Petitioner Randall Martens, New Masonry Homes Inc
Recommendation Approval

10. 2013-07-08: MINOR AMENDMENT in Subarea C of the Garden Pages 65 - 74
Village Planned Development District to allow parking in the
required side yard setback located at 6908 & 7000 S. Lyncrest
Place.
Legal Description: To be platted as Lots 3A & 3B, Block 5,
Garden Village Addition, Lincoln County
Staff Kevin Hoekman
Petitioner Jim Dunham, Dunham Company
Recommendation Approval

11. 2013-07-17: MINOR AMENDMENT in Subarea C of the I-29 Lake Pages 75 - 80

Park Planned Development District to allow off-site parking located at 4901 W. Equestrian Place.
Legal Description: Lots 7 & 8, Block 1, I-29 Lake Park Addition, Minnehaha County
Staff Jason Bieber
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval

12. 2013-07-09: FINAL DEVELOPMENT PLAN in Subarea D of Diamond Valley Planned Development District to construct a medical clinic located at 6215 S. Cliff Avenue. Pages 81 - 94
Legal Description: Block 11, Diamond Valley Addition, Lincoln County
Staff Kevin Hoekman
Petitioner Garrett Peters, Avera McKennan Hospital
Recommendation Approval

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

13. 2013-07-10: REZONE from the RD, Residential District to the I-1, Industrial District for allowed uses located at 2811 and 2901 W. Madison Street. Pages 95 - 102
Legal Description: Blocks 7 & 8 and the N 1/2 of Vacated 1st Avenue & All of Vacated Haley Avenue, Harrison's Addition, Minnehaha County
Staff Jason Bieber
Petitioner Dieter Proehl
Recommendation Approval

14. 2013-07-02: REZONE from RD, Residential District to I-1, Light Industrial District for the development of allowed uses located at 731 N. Harlem Ave. Pages 103 - 110
Legal Description: Block 23 and % Vacated Streets Lying Adjacent, Minnehaha County
Staff Steve Randall
Petitioner Alan Leaders
Recommendation Approval

15. 2013-07-07: MAJOR AMENDMENT in Subareas A-E of the Three Fountain Plaza Planned Development District to change subarea regulations located at the northwest corner of W. 85th Street and S. Western Avenue. Pages 111 - 120
Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County
Staff Jason Bieber
Petitioner Joel Dykstra, Prairie Hills Plaza
Recommendation Approval

16. 2013-07-15: MAJOR AMENDMENT in Subarea C, Willow Run Planned Development District to change regulations and boundaries located north of E. Arrowhead Parkway and east Pages 121 - 132

of Six Mile Road.

Legal Description: Tract 4, Willow Run Addition, Minnehaha County

Staff Steve Randall

Petitioner Eric Willadsen, Willadsen Lund Engineering

Recommendation Approval

17. 2013-06-12: CONDITIONAL USE PERMIT in C-2, General Pages 133 - 144
Commercial District to allow motor vehicle display and sales located at the southeast corner of W. 18th Street and S. Spring Avenue.
Legal Description: NW1/4 of Block 1, & W 44' of NE1/4 Block 1 of Park Addition, Minnehaha County
Staff Steve Randall
Petitioner Mike Schulte and Terry Schulte, Subaru of Sioux Falls
Recommendation Approval
18. 2013-07-03: CONDITIONAL USE PERMIT in I-1, Light Industrial Pages 145 - 154
District to allow retail trade and service, located at 717 N. Kiwanis Ave.
Legal Description: Lots 1,2,3,10,11 and 12 and the E % Vacated Hudson Ave, Block 21 of Harrison s Addition, Minnehaha County
Staff Jason Bieber
Petitioner Sandy Delker-Holbert, By The Threads, LLC
Recommendation Approval
19. 2013-07-05: CONDITIONAL USE PERMIT in C-2, General Pages 155 - 164
Commercial District to allow on-sale alcohol located at 2505 W. Russell St.
Legal Description: Tract 1A of Venert s Addition, Minnehaha County
Staff Jason Bieber
Petitioner Vikash Patel, Anlivisa LLC
Recommendation Denial
20. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A, Valley Pages 165 - 178
Oaks Planned Development District located at 5301 E. Clubview Drive.
Legal Description: Lot 1 in Tract 2, Valley Oaks Addition, Minnehaha County
Staff Steve Randall
Petitioner Scott Van Ginkel, Vantis Commercial
Recommendation Approval
21. 2013-07-14: PRELIMINARY SUBDIVISION for Willow Run Addition Pages 179 - 192
located north of E. Arrowhead Parkway and east of Six Mile Road.
Legal Description: Tract 4, Willow Run Addition, Minnehaha County
Staff Steve Randall
Petitioner Eric Willadsen, Willadsen Lund Engineering
Recommendation Approval

ADJOURNMENT