

CITY PLANNING COMMISSION
Advisory Committee to City Council on Land Use and Zoning
Meeting Agenda
Wednesday, September 4, 2013
6:00 PM

Chair: KEN DUNLAP
Vice Chair: JESSIE SCHMIDT
Subject: The City Planning Commission will meet at 6:00 PM on
Wednesday, September 4, 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 AUGUST 7, 2013 MINUTES OF REGULAR MEETING.
Staff <Staff>
Petitioner <Petitioner>

2. PLATS
Staff <Staff>
Petitioner <Petitioner>

CONSENT AGENDA APPROVAL

3. 2013-08-02: REZONE from the RD, Residential District to the Pages 1 - 8
C-2, General Commercial District for allowed uses located at 223
N. Franklin Ave.
Legal Description: Lot 14, Block 7, Dakota Improvement
Companies First Addition, Minnehaha County
Staff Steve Randall
Petitioner JCL Solutions - Jesse Bruske
Recommendation Approval

4. 2013-08-05: REZONE from the AG, Agricultural District to Pages 9 - 14
the RS-2, Residential District for allowed uses located at 1801
S. Katie Ave.
Legal Description: North 371' of Tract 1, Rejoice
Lutheran Church Addition, Minnehaha County

Staff Steve Randall
Petitioner Monty Miller
Recommendation Approval

5. 2013-08-11: REZONE RS-2, Residential and Garden Village II Pages 15 - 20
PD to RC, Recreation/Conservation and RS-2, Residential
Districts for allowed uses located at 600 W. 81st St.
Legal Description: Portion of Tract 4A, Fischenich
Addition, Lincoln County
Staff Steve Randall
Petitioner Preston Mettler
Recommendation Approval

6. 2013-08-12: REZONE AG, Agricultural District and Pages 21 - 30
Windswept/Timber Estates PD to the RS-1, Residential and RC,
Recreation/Conservation Districts for allowed uses located at
S. 7901 S. Western Ave.
Legal Description: Tract 1, Sea's Addition, Lincoln
County
Staff Jason Bieber
Petitioner Joel McDowell
Recommendation Approval

7. 2013-08-15: REZONE Granite Valley Planned Development Pages 31 - 40
District to I-1, Light Industrial District for allowed uses
located at E. Dike Dr. and N. Quarry Ave.
Legal Description: Lots 54, 55 & 56, Block 2, Granite
Valley Addition, Minnehaha County
Staff Jason Bieber
Petitioner Bonnie Mogen
Recommendation Approval

8. 2013-08-04: CONDITIONAL USE PERMIT in the C-2, General Pages 41 - 48
Commercial District to allow a retail warehouse and accessory
off-site parking within 150' of residential uses located at
1420 N. Minnesota Ave. and 1431 N. Dakota Ave.
Legal Description: To be platted as Lots 1 & 2, Arnold's
Second Addition and Lot 2 & E 1/2 of vacated alley, Block 18,
Summit Addition, Minnehaha County
Staff Jason Bieber
Petitioner Craig Hagen
Recommendation Approval

9. 2013-08-13: CONDITIONAL USE PERMIT in the RS-2, Pages 49 - 62
Residential District to construct an assisted living center
located at northwest corner of E. 52nd St. and S. Bahnson Ave.
Legal Description: Lot 2, Block 3; Block 1; Lot 1, Block
3; Lot 12A, Block 2; Prince of Peace Addition, Minnehaha
County
Staff Jason Bieber
Petitioner Garrett Peters
Recommendation Approval

10. 2013-08-14: CONDITIONAL USE PERMIT in the C-4, Planned Pages 63 - 72

Commercial District for motor vehicle display, sales and repair located at S. Minnesota Ave. and W. Anchor Lane.
Legal Description: Lots 3 and 4, Minnesota Crossing Addition, Lincoln County
Staff Steve Randall
Petitioner Jerry Barr
Recommendation Approval

11. 2013-08-16: CONDITIONAL USE PERMIT in C-2, General Pages 73 - 80
Commercial District to allow a C-Store on site greater than one acre in size located at N. Cliff Ave. & 60th St. N.
Legal Description: Lot A, Ronald McDonald 2nd Addition, Minnehaha County
Staff Jason Bieber
Petitioner Jeff Boldt
Recommendation Approval
12. 2013-08-17: CONDITIONAL USE PERMIT in C-2, General Pages 81 - 90
Commercial District to allow a C-Store on a lot greater than one acre in size located at 3100 E. 10th St.
Legal Description: Tracts 21B, 22 and 23, County Aud. Sub. SW1/4 Section 14-101-49, and that part of S60' abandoned Illinois Central RailRd. ROW lying adjacent thereto, Minnehaha County
Staff Steve Randall
Petitioner Jeff Stein
Recommendation Approval
13. 2013-08-19: CONDITIONAL USE PERMIT in C-2, General Pages 91 - 100
Commercial District to allow on-sale alcohol establishment located at 2400 W. Madison St.
Legal Description: E1/2 Lots 4, 5, & 6, Block 80, Meredith's 2nd Addition, Minnehaha County
Staff Jason Bieber
Petitioner Dieter Proehl
Recommendation Approval
14. 2013-08-20: CONDITIONAL USE PERMIT in the AG, Pages 101 - 110
Agricultural District to allow a kennel located at 3720 E. Benson Rd.
Legal Description: Tract 1, Knabach Addition, Minnehaha County
Staff Steve Randall
Petitioner Mark Aspaas
Recommendation Approval
15. 2013-08-09: FINAL DEVELOPMENT PLAN in Subarea G, Beadle Pages 111 - 122
Greenway Planned Development District to construct an office building located at 603 S. 5th Ave.
Legal Description: Lot A1, Block 39, Gales 7th Addition, Minnehaha County
Staff Jason Bieber
Petitioner Steve Sprenger
Recommendation Approval

16. 2013-08-06: FINAL DEVELOPMENT PLAN in Subarea C of Westwood Valley Planned Development District to construct 4-plexes located at S. Broek Dr. and W. 32nd St. Pages 123 - 138
Legal Description: To be platted as Lots 19-23, Block 9, Westwood Valley Addition, Minnehaha County
Staff Steve Randall
Petitioner Brady Hyde
Recommendation Approval

17. 2013-08-03: MINOR AMENDMENT in Subarea A of the 69th St. North Central Heart Planned Development District to add additional signage located at 4500 W. Avera Dr. Pages 139 - 150
Legal Description: Lot 4A & W. 1/2 of vacated S. Medical Court, North Central Heart Institute Addition
Staff Jason Bieber
Petitioner Bill Truman
Recommendation Approval

REGULAR AGENDA APPROVAL

18. 2013-08-08: REZONE RD, Residential District to I-1, Light Industrial District for allowed uses located at northwest corner of intersection at W. 2nd St. and N. Harlem Ave. Pages 151 - 158
Legal Description: Tract 1, Block 10 and N1/2 Vacated W. 2nd St., Harrison's Addition, Minnehaha County
Staff Steve Randall
Petitioner Lanny Auringer
Recommendation Approval

19. 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 St. and S. Western Ave. Pages 159 - 170
Legal Description: Tract 7, Prairie Hills South Addition, Lincoln County
Staff Jason Bieber
Petitioner Joel Dykstra
Recommendation Approval

20. 2013-08-22: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a motor vehicle repair business at 812 E. 10th St. Pages 171 - 182
Legal Description: W34 Lot 16, Lot 17, E12 Lot 18, (Ex H-1), Block 1, Paulton s Addition, Minnehaha County
Staff Jason Bieber
Petitioner Amore Walle
Recommendation Approval

21. 2013-06-11: FINAL DEVELOPMENT PLAN in Subarea A, Valley Oaks Planned Development District located at 5301 E. Clubview Dr. Pages 183 - 196
Legal Description: Lot 1 in Tract 2, Valley Oaks

Addition, Minnehaha County
Staff Steve Randall
Petitioner Scott Van Ginkel
Recommendation Approval

22. 2013-08-18: FINAL DEVELOPMENT PLAN in Subarea A, Pages 197 - 214
Sanford USD Medical Center Planned Development District to
construct a hotel located at W. 19th St. and S. Grange Ave.
Legal Description: S1/2 Block 8, N238' Block 9 and
all Vacated 19th St. Adjacent Thereto, Park Addition,
Minnehaha County
Staff Jason Bieber
Petitioner Dan Rheault
Recommendation Approval
23. 2013-08-01: MINOR AMENDMENT in Subarea C of Judee Pages 215 - 224
Estates Planned Development District to increase the
density from 220 to 226 units located at the southeast
corner of E. Northstar Lane and S. Lewis Ave.
Legal Description: Lot 2A, Block 3, Judee Estates
Addition, Lincoln County
Staff Steve Randall
Petitioner Aaron Hultgren
Recommendation Approval
24. 2013-08-07: MINOR AMENDMENT to Subarea C, Westwood Pages 225 - 240
Valley Planned Development District to reduce side yard
setbacks to 7' for all residential uses located at W. Broek
Dr. and W. 32nd St.
Legal Description: To be platted as: Lots 19, 20, 21,
22 & 23, Block 9, Westwood Valley Addition, Minnehaha
County
Staff Steve Randall
Petitioner Brady Hyde
Recommendation Approval
25. 2013-08-21: MINOR AMENDMENT to Subarea B, Prairie Hills Pages 241 - 250
(North) Planned Development District to remove landscape
buffer condition of a Final Development Plan located at
5120 N. Granite Lane.
Legal Description: Lot 1, Block 1, Roeman Addition,
Minnehaha County
Staff Steve Randall
Petitioner Brett Roeman
Recommendation Denial

ADJOURNMENT