

CITY PLANNING COMMISSION  
Advisory Committee to City Council on Land Use and Zoning  
Meeting Agenda  
Wednesday, April 2, 2014  
6:00 PM

Chair: Nick Sershen  
Vice Chair: ANdi Anderson  
Subject: The City Planning Commission will meet at 6:00 PM on  
Wednesday, April 2, 2014 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).

INFORMATIONAL ITEM  
CONSENT AGENDA

1. APPROVAL OF MARCH 5, 2014 MINUTES OF REGULAR MEETING.
2. PLATS

CONSENT AGENDA APPROVAL

3. 2014-03-07: MAJOR AMENDMENT in Subarea A, Raven Industries Pages 1 - 10  
Planned Development District to add on-sale & off-sale alcohol  
as allowed uses located at 196 E. 6th St.  
Legal Description: Lot 1, Equitable Reality Company  
Subdivision of Tract 1, County Auditors Subdivision, NW 1/4,  
Section 16-T101-R49W, Minnehaha County  
Staff Jason Bieber  
Petitioner Laurel Lather  
Recommendation Approval
4. 2014-03-02: CONDITIONAL USE PERMIT in the C-4, Planned Pages 11 - 16  
Commercial District for retail trade and service for a  
building greater than 15,000 square feet located at 1209 &  
1217 W. 41st St.  
Legal Description: Tract 2, Kirby Jamtgaard Addition,  
Minnehaha County  
Staff Diane de Koeyer

Petitioner John Leggett  
Recommendation Approval

5. 2014-03-05: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow residential on the first floor located at 320 S. 3rd Ave. Pages 17 - 26  
Legal Description: Tract 3E, Railway Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Hilton Cohen  
Recommendation Approval
  
6. 2014-03-06: CONDITIONAL USE PERMIT in the C-2, General Commercial District for an on-sale alcoholic beverage establishment located at 121 S. Minnesota Ave. Pages 27 - 32  
Legal Description: Lots 7-9 (EX Lot H-2), Block 4, Bennett's 1st Addition, Minnehaha County  
Staff Jason Bieber  
Petitioner Ted Miller  
Recommendation Approval
  
7. 2014-03-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow retail trade and service on a site greater than one acre located east of S. Marion Rd and north of W. 32nd St. Pages 33 - 40  
Legal Description: Lot 6 (Ex H-1 & H-3-H-6), Sioux Falls Farmstead Subdivision, Minnehaha County  
Staff Jason Bieber  
Petitioner Cynthia Monnin  
Recommendation Approval
  
8. 2014-03-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcoholic beverage establishment located east of S. Marion Rd and north of W. 32nd St. Pages 41 - 48  
Legal Description: Lot 6 (Ex H-1 & H-3-H-6), Sioux Falls Farmstead Subdivision, Minnehaha County  
Staff Jason Bieber  
Petitioner Steve Schroeder  
Recommendation Approval
  
9. 2014-03-15: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow retail trade and service on a site greater than one acre; allow a building greater than 15,000 SF, at 1901 S. Ellis Rd., south of W. 26th St and west of S. Ellis Rd. Pages 49 - 54  
Legal Description: Tract 1, Westridge II Addition, Minnehaha County  
Staff Diane de Koeyer  
Petitioner Gene Peska  
Recommendation Approval
  
10. 2014-03-03: SPECIAL USE PERMIT in Subarea H, Rolling Heights Planned Development District to allow an on-sale Pages 55 - 62

alcoholic beverage establishment located at 2312 W. 69th St.,  
Suite 140.

Legal Description: Lot 1, Block 2, Remington Pointe  
Addition & Lot 1, Block 3, Cypress Knoll Addition, Lincoln  
County

Staff Jason Bieber  
Petitioner Canada Lytle  
Recommendation Approval

11. 2014-03-14: FINAL DEVELOPMENT PLAN in Subarea F, Taylor Pages 63 - 70  
Planned Development for a drive-up coffee establishment  
located at 5301 W. 57th St.

Legal Description: Tract 2A, Taylor Heights Addition,  
Lincoln County

Staff Diane de Koeyer  
Petitioner Gerald Johnson  
Recommendation Approval

12. 2014-03-08: MINOR AMENDMENT in Subarea A, Village at Heather Ridge to relocate a free-standing sign located at the  
southeast corner of W. 69th St. and S. Western Ave. Pages 71 - 76

Legal Description: Lot F, Village at Heather Ridge  
Addition, Lincoln County

Staff Diane de Koeyer  
Petitioner Steve Richardson  
Recommendation Approval

13. 2014-03-04: PRELIMINARY SUBDIVISION PLAN for Brande Park Pages 77 - 90  
Addition located at the southwest corner of W. 85th St. and  
S. Highcross Trl.

Legal Description: Tract 6, Pinewood Addition, Lincoln  
County

Staff Jason Bieber  
Petitioner Kim Buell  
Recommendation Approval

14. 2014-03-12: PRELIMINARY SUBDIVISION PLAN for Lake Lorraine Addition located East of S. Marion Road, north of  
W. 37th St., west of Interstate 29 Pages 91 - 110

Legal Description: W. 446.2', Lot 4 (Ex H-1), E.  
296.8', Lot 4 (Ex H-1), Lot 5 (Ex E. 1296; & Lot H-1), Lot 6  
(Ex. H-1), Sioux Falls Farmstead Resubdivision & Tract 1 (Ex  
H-1 & H-2), Anderson's Tracts & S1/2 Vacated Jeanne Drive,  
lying adjacent to Anderson's Tracts, Section 25, T101-R50W,  
Minnehaha County

Staff Jason Bieber  
Petitioner Jeff Boldt  
Recommendation Approval

#### REGULAR AGENDA APPROVAL

15. 2014-03-09: REZONE from the RA-1, Multi-Family Residential District to the C-4, Planned Commercial  
District for allowed uses located at 4800 S. Tennis Lane. Pages 111 - 116

Legal Description: Tract 1 of Cottonwood Heights  
Addition, Minnehaha County  
Staff Diane de Koeyer  
Petitioner Gary Stanley  
Recommendation Approval

16. 2014-03-01: CONDITIONAL USE PERMIT in the RD, Pages 117 - 126  
Residential District to construct multiple dwellings with a  
maximum of four units located at 4304, 4308, 4312, 4316 N.  
Pennsylvania Ave.  
Legal Description: Lots 2-5, Block 7, Green Hills  
Addition, Minnehaha County  
Staff Diane de Koeyer  
Petitioner Richard Brake  
Recommendation Approval

17. 2014-02-09: FINAL DEVELOPMENT PLAN in Subarea A of the Pages 127 - 136  
Prairie Vista Estates Planned Development District to  
construct a bank located at 5800 S. Western Ave.  
Legal Description: Lot 6, Block 7, Prairie Vista  
Estates Addition, Lincoln County  
Staff Diane de Koeyer  
Petitioner Roger Hartman  
Recommendation Approval

NEW BUSINESS

ADJOURNMENT