

TO: City Planning Commission  
FROM: Mike Cooper, Director of Planning and Building Services  
SUBJECT: The City Planning Commission will meet at 7:00 p.m. on Wednesday, July 7, 2010 at Carnegie Town Hall, 235 West 10th Street.

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS 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

CHANNEL 16 THE FIRST, WEDNESDAY OF EACH MONTH AT 7:00 P.M. CHANNEL 16 REBROADCAST: SATURDAY 10:30 A.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Saturday after live meeting). TUESDAY 7:00 P.M. REBROADCAST OF MOST RECENT CITY PLANNING COMMISSION MEETING (first Tuesday after live meeting).

ITEMS RECEIVED AND FILED

1. APPROVAL OF JUNE 2, 2010 MINUTES OF REGULAR MEETING.

PC MINUTES 6-2-2010

2. PLATS.

3. 2010-06-02: MAJOR AMENDMENT in the Manifold Acres Planned Development District to revise boundaries for Subareas B & C at Intersection of S. Sycamore Ave. and E. 41st Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Chuck Point RONNING ENTERPRISES

PC STAFF REPORT

PC EXHIBITS

4. 2010-06-04: REZONE from the AG, Agricultural District to the RS-2, Residential District for allowed uses at S. Faith Avenue and E. 49th Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Chuck Moss, VALLEY INVESTOR LLC

PC STAFF REPORT

PC EXHIBITS

5. 2010-06-09: REZONE from the I-1, Light Industrial District to the C-4, Planned Commercial District for allowed uses at 2111 N. Louise Circle. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Jim Burma, BURMA SAVE & STORE

PC STAFF REPORT

PC EXHIBIT

6. 2010-06-12: REZONE from the RC, Recreation/Conservation District to the C-3, Central Business District for allowed uses at 243, 303, 305 & 307 E. 8th Street. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Craig Llyod, LLYOD COMPANIES

PC STAFF REPORT

PC EXHIBITS

7. 2010-06-14: REZONE from the RC, Recreation/Conservation District to the C-3, Central Business District for allowed uses at 201 E. 8th Street RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Erica Beck, CITY OF SIOUX FALLS

PC STAFF REPORT

PC EXHIBITS

8. 2010-06-16: REZONE from the RS-2, Residential District to Subarea A of the Sanford Health Planned Development District for allowed uses at 816 S. Covell Ave. RECOMMENDATION: Approval STAFF: Dave Loveland PETITIONER: Don Kooiman, SANFORD HEALTH

PC STAFF REPORT

PC EXHIBITS

9. 2010-06-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an auto storage yard at 520 S. Valley View Road. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following condition:
1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.

STAFF: Steve Randall PETITIONER: Bruce Sharpe, LANG PROPERTIES

PC STAFF REPORT

PC EXHIBITS

10. 2010-06-10: CONDITIONAL USE PERMIT in the S, Institutional District to allow a day care facility and group home within 1,000 feet of another group home at 1310 W. 51st Street. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following conditions: 1. Phase Two building design is to be similar in form, materials and colors to Phase One. 2. Provide trash enclosure wall materials and colors similar to main building. 3. Provide a landscaping schedule to conform to the landscaping plan as presented. Ash tree species are not allowed. 4. Public sidewalk is required to be constructed along W. 51st Street. 5. A site and building security management plan is to be approved by the Police Department and submitted to Zoning and Building Services prior to building permit issuance. STAFF: Steve Randall PETITIONER: John C. Hart, VOLUNTEERS OF AMERICA

PC STAFF REPORT

PC EXHIBITS

11. 2010-06-13: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 2905 W. 3rd Street. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following conditions:  
1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements.  
2. Outdoor unscreened storage of parts and inoperable or unlicensed vehicles is prohibited.  
STAFF: Steve Randall PETITIONER: Jeff Murphy, JEFF MURPHY AUTO SALES

PC STAFF REPORT

PC EXHIBITS

CONSENT AGENDA

REGULAR AGENDA

12. 2010-01-08: CONDITIONAL USE PERMIT in the RD, Residential District to allow a congregate care facility at 329 S. Omaha Ave. RECOMMENDATION: Staff recommends APPROVAL of the conditional use permit with the following condition: 1. No ash trees and ash varieties shall be used to meet minimum landscaping requirements. STAFF: Dave Loveland PETITIONER: Chris Torkelson, LLOYD COMPANIES

PC STAFF REPORT

PC EXHIBITS

13. 2010-06-03: CONDITIONAL USE PERMIT in the O, Office District to allow a college at 5001 W. 41st Street. RECOMMENDATION: Approval STAFF: Josh Peterson PETITIONER: Daisy Halverson, MOUNT MARTY COLLEGE

PC STAFF REPORT

PC EXHIBITS

14. INFORMATIONAL: NOTIFICATION PROCESS FOR PUBLIC HEARINGS

ADJOURN