

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, May 5, 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 APRIL 7, 2010 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2010-03-14: REZONE from the C-2, General Commercial District to the C-3, Central Business District for allowed uses at 500 S. Main Ave. STAFF: Steve Randall PETITIONER: Bishop John Tarmut
RECOMMENDATION: Staff recommends approval of the rezoning.

PC REPORT

PC EXHIBIT

4. 2010-04-03: REZONE from the O, Office District and the C-4, Planned Commercial District to the RA-1, Residential District for allowed uses at 4801 W. 41st St. RECOMMENDATION: Staff recommends approval of the rezoning.
STAFF: Dave Loveland APPLICANT: Gary Dean, SUNNYCREST UNITED METHODIST CHURCH

PC REPORT

PC EXHIBIT

5. 2010-04-07: REZONE from the O, Office District to the RS-2, Residential District for allowed uses at NE Corner of E. 10th St. & Six Mile Road. RECOMMENDATION: Staff recommends approval of the rezoning.
STAFF: Dave Loveland APPLICANT: Steve Van Buskirk, SIX MILE PARTNERS, LLC

PC REPORT

PC EXHIBIT

6. 2010-04-02: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to erect a 194' monopole communication tower at the southeast corner of the subject property at W. 69th St. & S. Tallgrass Ave.
RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
1. The use of barbed wire is not allowed.
STAFF: Steve Randall APPLICANT: Blaine Eichman, SIOUX FALLS TOWER & CONST.

PC REPORT

PC EXHIBIT

7. 2010-04-11: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2309 W. Madison St. RECOMMENDATION: Staff recommends approval of the conditional use permit with the following condition: 1. Approval for this applicant only. 2. Security Management Plan to be approved and updated with the Sioux Falls Police Department with a copy forwarded to the City Planning Office for review.
STAFF: Steve Randall APPLICANT: Kerry Perkinson, SHOOTER'S PUB

PC REPORT

PC EXHIBIT

8. 2010-04-10: FINAL DEVELOPMENT PLAN in Subarea B of Whisper Ridge Planned Development District to construct four-unit residential buildings at S. Southeastern Ave. & Tranquility Pl. RECOMMENDATION: Staff recommends approval of the Final Development Plan. STAFF: Dave Loveland APPLICANT: Brian Gruis

PC REPORT

PC EXHIBIT

CONSENT AGENDA

REGULAR AGENDA

9. 2010-04-08: MAJOR AMENDMENT to Subarea B of the Platinum Valley Planned Development District to allow on-sale alcohol as an allowed land use at 6805 S. Louise Ave.

RECOMMENDATION: Staff recommends approval of the Major Amendment with other regulations as follows:

1. No public entrance to an on-sale alcohol establishment from the west side of the building.
2. No signage visible on the west side or ends of the building.

STAFF: Steve Randall

APPLICANT: Jason Walz, SANDTRAP, INC.

PC REPORT

PC EXHIBIT

10. 2010-04-06: CONDITIONAL USE PERMIT in the RS-2, Residential District to construct an assisted living facility at NW Corner of W. 85th St. & S. Minnesota Ave.

RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:

1. The landscape screening line along the west property line will be installed and maintained per the submitted plans.

STAFF: Dave Loveland

APPLICANT: Paul Hegg, ESPRIT of SIOUX FALLS, LLC

PC REPORT

PC EXHIBIT

11. 2010-04-05: FINAL DEVELOPMENT PLAN and in Subarea B of the Myrl & Roy's Planned Development District to construct a bus storage building at 3415 N. Potsdam Ave.

RECOMMENDATION: Staff recommends approval of the Final Development Plan subject to the following conditions:

1. Pursuant to I-229 Design Review standards for building construction and screening provide a front yard landscape screening plan for review and approval by the Planning Director prior to building permit issuance.

STAFF: Steve Randall

APPLICANT: Ercell Fortney, EMPIRE BUILDING CONSTRUCTION

PC REPORT

PC EXHIBIT

12. 2010-04-09: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to allow construction of residential storage units at Lavern Wipf St. & Tea Ellis Rd.
RECOMMENDATION: Staff recommends approval of the Major Amendment.
STAFF: Dave Loveland
APPLICANT: Damian Greble, ERHARDT GRIFFIN & ASSOCIATES

PC REPORT

PC EXHIBIT

13. 2010-04-12: FINAL DEVELOPMENT PLAN in Subarea A of the 34th Street North Planned Development District for occupancy at 1829 E. 34th St. N.
RECOMMENDATION: Staff recommends approval of the Final Development Plan.
STAFF: Dave Loveland
APPLICANT: Stephanie Heiden, FURNITURE MISSION OF SIOUX FALLS

PC REPORT

PC EXHIBIT

14. ADJOURN.