

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,
September 2, 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 AUGUST 5, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-07-13: REZONE from unzoned property (vacated right-of-way) to the I-1, Light Industrial District for allowed uses at N. Cliff Avenue (adjacent to 1009 W. Amidon St.). Staff recommends APPROVAL Staff: Dave Loveland
Petitioner: City of Sioux Falls, Roy Fletcher PWA
4. 2009-08-07: REZONE from the AG, Agricultural District to the RC, Recreation/Conservation District for allowed uses at W. Benson Rd & N. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland
Petitioner: Kim Patrick
SANFORD HEALTH
5. 2009-08-08: REZONE from the AG, Agricultural District to the Sanford Sports Complex Planned Development District for allowed uses at W. Benson Rd. & S. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland
Petitioner: Kim Patrick SANFORD HEALTH

6. 2009-08-05: REZONE from the RS-2 and RD Residential Districts to the RA-1, Residential District for allowed uses at NW Corner of Lobelia & Purdue Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Cary Shaw & Don Runge, CRAZY 8 LLC DEFERRED BY CARY SHAW
7. 2009-08-13: REZONE from the AG, Agricultural District to the Subarea D of the Shadow Creek Planned Development District for allowed uses at E. 69th St. & S. Cliff Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Eric Willadsen WILLADSEN LUND ENGINEERING
8. 2009-08-11: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a bank branch on a site greater than one acre at E. 26th St. and SD Hwy 11. Staff recommends APPROVAL of the conditional use permit with the following conditions:
 1. An additional pedestrian connection shall be provided linking the concrete walk shown adjacent to the fire truck turnaround on the south portion of the property across the drive aisle to the front door. This can consist of pavement markings or a concrete pathway laid into the asphalt lift.Staff: Dave Loveland Petitioner: Steve Van Buskirk, MVB PROPERTIES
9. 2009-08-03: MINOR AMENDMENT in Subarea B of the Silver Hill Planned Development District to allow side yard setback reductions from 15' to 5' on the north and 8' on the south to allow a parking lot at 2901 E. 26th St. Staff recommends APPROVAL. Staff: Steve Randall Petitioner: Steve Jastram, ARCH INC.
10. 2009-08-01: FINAL DEVELOPMENT PLAN in Subarea C of the Westwood Valley Planned Development District to construct a multi-family residential buildings at W. Norma Trail & W. 32nd Street. Staff recommends approval of the Final Development Plan with the following stipulation:
 1. Black Ash, Green Ash or other ash tree varieties shall comprise no more than ten percent (10%) of the total deciduous shade tree count, as recommended by the City Forester in the published Street Tree Guide.Staff: Steve Randall Petitioner: Ken Dunlap WESTWOOD VALLEY LLC
11. 2009-08-09: PRELIMINARY SUBDIVISION PLAN in the proposed RC, Recreation/Conservation District and the proposed Sanford Sports Complex Planned Development District to develop recreational, residential and commercial uses at W. Benson Rd & N. Westport Ave. Staff recommends APPROVAL Staff: Dave Loveland Petitioner: Kim Patrick SANFORD HEALTH
12. APPROVAL OF THE CONSENT AGENDA with Items 3 and 6 deferred
13. APPROVAL OF THE REGULAR AGENDA

14. RECOGNITION: 50TH ANNIVERSARY OF SIOUX FALLS PLANNING COMMISSION
15. 2009-08-06: MAJOR AMENDMENT to Subareas A, B, C & D of the Redstone Village Planned Development District
to realign subarea boundaries and amend land uses at SE corner of Interstates 29 & 90. Staff recommends
APPROVAL Staff: Steve Randall Petitioner: Mark Aspaas
16. 2009-08-02: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow an on-sale alcohol establishment at 3100-3110 W. 12th Street, Suites 110 & 120. Staff recommends APPROVAL of the conditional use permit with the following conditions:
1. Approved for this applicant or this owner only.
2. Security Management Plan approved by the Sioux Falls Police Department.
Staff: Dave Loveland Petitioner: Rod Woelfel, TEAM II PROPERTIES LLC
17. 2009-08-04: FINAL DEVELOPMENT PLAN in Subareas A & B of the Pettigrew Heights Planned Development District
to construct a 37 unit apartment complex with off-site parking at 616 W. 12th St. & 322 S. Duluth Ave. Staff
Recommends APPROVAL. Staff: Steve Randall Petitioner: Pam Bollinger, VOA
18. 2008-01-19: PRELIMINARY SUBDIVISION PLAN in the Redstone Village Planned Development District for the
Redstone Village Addition at Southeast Corner of I-29 and I-90. Staff Recommends APPROVAL. Staff: Steve
Randall Petitioner: Damian Greble, EHRHART GRIFFIN & ASSOCIATES.
19. PUBLIC HEARING: 2010-2014 CAPITAL PROGRAM
20. REPORT: 2007-2008 CONDITIONAL USE PERMIT MONITORING

ADJOURN.