

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 1, 2009 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 3, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-05-18: REZONE from the C-1, Neighborhood Commercial District to the RS-2, Residential District for allowed uses at 1100 S. Blaine Ave. Staff recommends approval.
4. 2009-05-11: MAJOR AMENDMENT to Subarea E of the Brady Estates Planned Development District to revise subarea boundaries by creating Subarea G at NE Corner of S. Southeastern Ave. & E. Marson Dr. WITHDRAWN by PETITIONER
5. 2009-05-19: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 330 N. Main Ave. Staff recommends approval of the conditional use permit with the following conditions:
  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.

6. 2009-06-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle storage, sales and display at 1105 S. Minnesota Ave. Staff recommends approval.
7. 2009-06-07: CONDITIONAL USE PERMIT in the O, Office District and RS-2, Residential District to allow a Day Care Center at 1700 S. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions:
  1. Revised site plan to indicate minimum four feet high security fencing at the north play area.
  2. Revised parking plan to indicate parking spaces reserved for day care use at the building entrance.
8. 2009-06-08: FINAL DEVELOPMENT PLAN in Subarea A of the Diamond Village Planned Development District to construct four-plexes at E. 73rd St. and S. Tomar Ave. Staff recommends approval of the Final Development Plan with the following stipulations:
  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. A landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check.
9. 2009-06-16: MINOR AMENDMENT in Subarea D of the Shadow Creek Planned Development District to allow the installation of athletic field light poles up to 90 feet in height at S. Cliff Ave. & E. 69th St. Staff recommends approval.

APPROVAL OF CONSENT AGENDA with Item 4 Withdrawn

REGULAR AGENDA

10. REPORT ON REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales and retail trade and services including motorized sales at 1700 N. Cliff Avenue.
11. 2009-05-12: MAJOR AMENDMENT to Subarea B of the Morrow Planned Development District for allowed uses at 6400 W. 43rd St. WITHDRAWN BY PETITIONER
12. 2009-06-05: REZONE from the RS-2, Residential District and the North American Baptist Seminary Planned Development District to Subarea A of Sanford USD Medical Center Planned Development District for allowed uses from 22nd to 26th Streets and from Grange to Covell Avenues. Staff recommends approval.

13. 2009-04-14: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow an on-sale alcohol establishment at 2019 S. Minnesota Ave. Staff recommends approval with the following conditions being met prior to building permit issuance:
  1. Security management plans approved by City Police Department for on-sale and off-sale alcohol establishments.
  2. Parking lot security lighting plan reviewed by City Police Department and approved by Zoning and Building Services.
  3. Outdoor seating is prohibited.
  
14. 2009-06-10: MINOR AMENDMENT in Subarea A to allow a reduction in the required setback along Grange Avenue for the placement of an electrical vault at W. 18th St. & S. Grange Ave. (Related to Items 15 & 16) Staff recommends approval.
  
15. 2009-06-11: MINOR AMENDMENT in Subarea A of the Sanford USD Medical Center Planned Development District to allow the relocation of required street trees for utility placement at W. 18th St. & S. Grange Ave. (Related to Items 14 & 16) Staff recommends approval.
  
16. 2009-06-12: FINAL DEVELOPMENT PLAN in Subarea A of the Sanford USD Medical Center Planned Development District to construct a heart hospital at W. 18th St. & S. Grange Ave. (Related to Items 14 & 15) Staff recommends approval.
  
17. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD REPEALING THE REVISED ORDINANCES OF THE CITY BY AMENDING APPENDIX "D" ENTITLED FLOODPLAIN MANAGEMENT ORDINANCE OF SIOUX FALLS  
Applicant: City of Sioux Falls  
Recommendation: Approval
  
18. ADJOURN.