

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,
January 7, 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 DECEMBER 3, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-12-03: REZONE from the RS-1, Residential District to the RS-2, Residential District for allowed uses at South Tuscan Club Circle. Petitioner: Brian Ross, CRC PROPERTIES GROUP
4. 2008-12-09: REZONE from the AG, Agriculture District to the RC, Recreation/Conservation District, RS-2, Residential District, RD, Residential District and the Briarwood Estates South Planned Development District at The NE Corner of East 69th Street and South Sycamore Avenue. Petitioner: Chuck Point, RONNING ENTERPRISES
5. 2008-12-04: CONDITIONAL USE PERMIT in the RA-1, Residential District to allow an off-site parking lot at 13th Street and Kiwanis Avenue. Petitioner: Brian Ross & Don Dunham, Jr. DUNHAM COMPANIES

6. 2008-12-08: MINOR AMENDMENT in Subarea D of the River Crossing Planned Development District to allow a six foot fence in the front yard setback at 5027 South Western Avenue.
Petitioner: Torrey Babb

7. 2008-12-12: MINOR AMENDMENT in Subarea A of the Interstate Crossings Planned Development District to allow an increase in the size of the free standing sign at 5400 South Solberg Avenue.
Petitioner: Allen Mayer PRIDE NEON

8. 2008-11-12: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to allow construction of a townhouse project at Northeast Corner of East 57th Street and South Sycamore Avenue.
Petitioner: Corey Hanson, BROOKS TOWNHOMES (VIERECK COMMERCIAL) 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.
A revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.

9. 2008-11-13: FINAL DEVELOPMENT PLAN in Subarea B of the Brooks Crossing Planned Development District to construct townhomes at Northeast Corner of East 57th Street and South Sycamore Avenue.
Petitioner: Corey Hanson, BROOKS TOWNHOMES (VIERECK COMMERCIAL) 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. A revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.

10. 2008-12-06: FINAL DEVELOPMENT PLAN in Subarea A of the Willow Creek Planned Development District to construct townhomes and accessory garages at West 18th Street and Marion Road. Petitioner: Dave Erickson, VAN DE WALLE ASSOCIATES
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. A revised landscape plan specifying the exact species and variety of each tree shall be submitted as part of the plan check application.

11. 2008-12-10: FINAL DEVELOPMENT PLAN in Subarea B of the South Dakota Business Technology Park Planned

Development District to construct a building addition to the existing technology business center at 2329 North Career Avenue. Petitioner: Richard Nasser Jr. SD TECH BUSN CENTER

12. 2008-12-11: MAJOR AMENDMENT to the PRELIMINARY SUBDIVISION PLAN in the RS-2, RD, RA-1, Residential Districts, O, Office District and C-4, Planned Commercial District for Foss Fields Addition for future development at SW corner of Madison Street and Powder House Road. Petitioner: Eric Willadsen, WILLADSEN -LUND ENGINEERING.

Approval of CONSENT AGENDA

Approval of REGULAR AGENDA with Items 13, 15 & 20 Deferred

13. 2008-10-20: FUTURE LAND USE AMENDMENT to allow changes in future land uses to reallocate office, commercial and multi-family residential land uses at NW corner of the intersection at West 54th Street North and North Marion Road. DEFERRED BY PETITIONER: Dick Dempster ARCHITECTURE INC.
14. 2008-10-10: SPECIAL USE PERMIT in Subarea A of the Prairie Meadows Planned Development District to allow an on-sale alcohol establishment at 453 West 69th Street. Peitioner: William Ewing, BLACK SHEEP COFFEE Staff recommends approval of the special use permit with the following conditions:
 1. Approval for this applicant only.
 2. A Security Management Plan must be provided to, and approved by, the Sioux Falls Police Department.
15. 2008-10-25: REVISED CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle display and sales at 1700 North Cliff Avenue. DEFERRED BY PETITIONER: Steve Scarborough
16. 2008-12-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a church at 4060 South Grange Drive. Petitioner: Lance Rensch, FALLS CHURCH
17. 2008-12-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a retail warehouse at 1612 East 10th Street. Petitioner: Richard & Thomas Hanson, HANSON BROTHERS INC.
18. 2008-12-07: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a group home at 4901 & 4903 West 45th Street. Petitioner: Paul Ricket, STEEN CENTER LLC (SD ACHIEVE) Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.

2. For the purposes of the written report, the issuance of a building permit for the proposed alteration to the structure shall be considered the commencement of business operations.

19. 2008-12-14: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District for development of a site greater than an acre at 5400 South Highline Avenue. Petitioner: Larry Crane PERSPECTIVE, INC.

20. 2008-12-13: FINAL DEVELOPMENT PLAN in Subarea D of the Westwood Valley Planned Development District to construct four-plexes at South Mary Beth Avenue and 32nd Street. Staff recommends approval of the Final Development Plan with the following stipulations:
 1. Approved subdivision of Subarea D prior to building permit issuance.
 2. Revised site plan to show required parking for each four-plex lot.
 3. 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.DEFERRED BY PETITIONER: Brian Nelson & Damiem Greble

21. ELECTION OF OFFICERS.

22. ADJORN. Meeting was adjourned at: 7:30 PM