

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, December 4, 2013 at 6:00 PM

ROLL CALL

Members Present:

Planning Commissioner Jessie Schmidt
Planning Commissioner Nick Sershen
Planning Commissioner Denny Pierson
Planning Commissioner Steve Gaspar
Planning Commissioner Larry Luetke
Planning Commissioner Sean Ervin

Members Absent:

Planning Commissioner Andi Anderson
Planning Commissioner Ken Dunlap

INFORMATIONAL ITEM

Planning Commissioner Nick Sershen gave special recognition to The Bridges at 57th.

CONSENT AGENDA

1. APPROVAL OF NOVEMBER 6, 2013 MINUTES OF REGULAR MEETING.

Approved 5-0

2. PLATS

Approved 5-0

3. 2013-10-09: REZONE the AG, Agricultural District to the RA-1, Multi-family Residential & C-4, Planned Commercial Districts for allowed uses located at the NW corner of 12th Street and N. Ellis Road
Legal Description: A Portion of Tract 1, Lakeside Addition, Minnehaha County by exhibit
Recommendation Approval

Approved 5-0

4. 2013-11-01: REZONE from RD, Residential District to O, Office District for allowed uses located at 3216 S. O Gorman Drive.
Legal Description: Lot 11 Block 2 of Roger's Park Addition, Minnehaha County.
Recommendation Approval

Approved 5-0

5. 2013-11-05: REZONE from AG, Agriculture to RS-2, Residential District for allowed uses located at Six Mile Road & E. 10th Street.
Legal Description: A part of the E1/2 of the SW ... of Section 17, T101N, R48W of the 5th P.M., Minnehaha County
Recommendation Approval

Approved 5-0

6. 2013-11-13: REZONE from RC, Recreation Conservation District & Unzoned Area to the RC, Recreation Conservation District & C-3 Central Business District for allowed uses located on N. Reid Street and under the 10th Street bridge.

Legal Description: Tracts F, G, & H, of Downtown Center Urban Renewal Subdivision to the City of Sioux Falls and Tract 8 in Co Auditor s Subdivision in the SE1/4 of the SW1/4 of Section 16, Township 101 North, Minnehaha County.

Recommendation Approval

Approved 5-0

7. 2013-11-14: REZONE from the AG, Agriculture District to the RS-2 and RD, Residential Districts, RA-1, Multi-Family Residential District, O, Office and C-4, Planned Commercial Districts for allowed uses located south of W. 85th Street and east of S. Tallgrass Avenue.

Legal Description: East % of NW1/4 of Section 20, Township 100 North Range 50, Lincoln County as shown by exhibit.

Recommendation Approval

Approved 5-0

8. 2013-11-15: REZONE from the C-2, General Commercial District to the C-3, Central Business District for allowed uses located at the northwest corner of E. 14th Street and S. 2nd Avenue.

Legal Description: Lots 7-9, Block 19, Gale's Sioux Falls Addition, Minnehaha County.

Recommendation Approval

Approved 5-0

9. 2013-11-16: REZONE from the RS-2, Residential District to the C-2, General Commercial District for allowed uses located at 310 S. Western Avenue.

Legal Description: S. 50' of Lots 7-9, Block 3, Nelson's Addition, Minnehaha County.

Recommendation Approval

Approved 5-0

10. 2013-11-17: REZONE from the AG, Agricultural District to the RS-2, Residential District for allowed uses located at E. 33rd Street and east and west of S. Moss Stone Avenue.

Legal Description: Portion of the SW 1/4, Section 30, T101, R48, Minnehaha County as shown by exhibit.

Recommendation Approval

Approved 5-0

11. 2013-11-20: REZONE from the RS-2, Residential District & Dawley Farm Village Planned Development District to the RA-1, Multi-Family Residential District for allowed uses located north of 5760 E. Red Oak Drive.

Legal Description: A portion of the SW 1/4 of the SE 1/4 & NW 1/4 of the SE 1/4, Section 24, T101N-R49W, Minnehaha County as shown by exhibit.

Recommendation Approval

Approved 5-0

12. 2013-11-03: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow on-sale alcohol located at 224 N. Phillips Ave.

Legal Description: Lot 5R, Block 1, Downtown Urban Revival Subdivision, Minnehaha County.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.For this applicant only.

13. 2013-11-06: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol at 5213 W. 12th Street.

Legal Description: Lots 7, 8, & 9 (Ex. Lots H-1, 2, 3 & 4 of lots 7 & 8) but including Lots H-1, H-5, & H-6 of lots 7, 8 & 9 contained therein.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.For this applicant only.

14. 2013-11-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a full service restaurant within 100 of residential located at the SW corner of W. 26th St. and S. Ellis Rd.

Legal Description: Tract 1 Westridge II Addition, Minnehaha County.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.For this applicant only.

15. 2013-11-10: SPECIAL USE PERMIT in Subarea A of the Fifty Seventh Street West Planned Development District to allow on-sale alcohol located at 5031 S. Louise Ave.

Legal Description: Lot 2 in Block 2 of Rolling Hills Subdivision in Lincoln County.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.For this applicant only.

16. 2013-11-21: FINAL DEVELOPMENT PLAN in Subarea G, Dawley Farm Village Planned Development District to construct a multi-tenant retail center located south and west of S. Highline Place.

Legal Description: Lot 7B, Block 17, Dawley Farm Village Addition, Minnehaha County.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.Prior to the issuance of building permits, a landscape plan will be required to be approved by the Planning Director. The screening of the loading docks to the west will be a required component of the final landscape plan.

2.Prior to the issuance of building permits, submittal of a letter signed by the chairperson of the Dawley Farm Village Architectural Review Committee accommodating approval to proceed for this project.

17. 2013-11-18: PRELIMINARY SUBDIVISION PLAN for Copper Creek II Addition located south of E. 33rd Street and east and west of S. Moss Stone Circle.

Legal Description: Portion of the SW 1/4, Section 30, T101, R48, Minnehaha County.

Recommendation Approval

Approved 5-0, with the following stipulation;

1.Proposed tract 2 is required a minimum of 50 lot width;

2.Change the name of S. Eldorado Street;

3.The east collector street should be named S. Faith Avenue south of 33rd Street and S. Canyon Avenue north of 33rd Street;

4.Label proposed water mains as 8W instead of 8S.

18. 2013-11-02: DESIGN REVIEW in the 49th St. and River Greenway Design Review District to allow expansion of a parking lot located at 3805 S.

Kiwanis Circle.

Legal Description: Tract 2 Lot 5, Tract 3 Brown Addition,
Minnehaha County.
Recommendation Approval

Approved 5-0

CONSENT AGENDA APPROVAL

REGULAR AGENDA APPROVAL

19. 2013-11-11: REZONE from the Subarea C & D of Manifold Acres Planned Development District to RA-1, Multi-Family residential district for allowed uses located north E. 41st Street and east of S. Sycamore Avenue as shown by exhibit.
Legal Description: A portion of the S % of the SW ... of Section 25-101-49, Minnehaha County.
Recommendation Approval

Approved 4-1, (Sershen voted against)

20. 2013-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow on-sale alcohol located at 5400 W. 26th Street.
Legal Description: Lot 1, Tract 1 (EX H1), Silver Valley Plaza Addition Block 5A, Deer Creek Addition, Minnehaha County.
Recommendation Approval

Approved 5-0, with the following stipulation;

1. For this applicant only.

ADJOURNMENT

The meeting adjourned at 6:40 p.m.