

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,
December 1, 2010 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:

Ken Dunlap Kent Metzger
Meredith Larson Darla Erb
Jessie Schmidt
Pam Breidenbach
Lynnette Olson
Steve Gaspar
Mike Roth

Members Present: Members Absent:

ITEMS RECEIVED AND FILED

1. APPROVAL OF SEPTEMBER 2, 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.) PETITIONER: Roy Fletcher, City of Sioux Falls
RECOMMENDATION: Approval STAFF: Dave Loveland
4. 2009-09-02: MAJOR AMENDMENT to Subarea B of the Myrl & Roy's Planned Development District to add permitted uses of the I-1 District to subarea regulations at E. 34th St. N & N. Potsdam Ave. PETITIONER: Dave Loveland
RECOMMENDATION: Approval STAFF: Dave Loveland
5. 2009-09-14: MAJOR AMENDMENT to Subarea B of the Heather Ridge II Planned Development District to change underlying zoning district from RA-1, Residential District to RD, Residential District at S. Western Ave. & W. 85th St.
PETITIONER: Morgan Kolberg, Life Style Builders RECOMMENDATION: Approval
STAFF: Steve Randall
6. 2009-09-15: REZONE from unzoned to the RC, Recreation/Conservation District for allowed uses north of 200 E. 8th St. APPLICANT: Brent O'Neil, City of Sioux Falls RECOMMENDATION:
Approval STAFF: Dave Loveland
7. 2009-09-16: REZONE from unzoned property to the Raven Industries Planned Development District for allowed uses between 201 & 203 E. 6th St. APPLICANT: Brent O'Neil, City of Sioux Falls
RECOMMENDATION: Approval

STAFF: Dave Loveland

8. 2009-09-17: REZONE from unzoned property to the C-3, Central Business District for allowed uses south of 230 E. 8th St. APPLICANT: Brent O'Neil, City of Sioux Falls RECOMMENDATION: Approval STAFF: Dave Loveland

9. 2009-06-02: CONDITIONAL USE PERMIT in the RA-1, Residential District to allow off-site parking within 300 feet of the primary use at 619 S. Phillips Ave. DEFERRED

10. 2009-08-16: SPECIAL USE PERMIT in Subarea A of the Raven Industries Planned Development District to allow a full service restaurant within 100 feet of residential uses at 196 E. 6th St. PETITIONER: Ted Hamze, Italian Eatery SD RECOMMENDATION: Approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. A Security Management Plan is completed and approved by the Sioux Falls Police Department prior to issuance of the alcohol license.STAFF: Dave Loveland

11. 2009-09-03: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow off-sale alcohol within 500 feet of a secondary school at 900 N. Sycamore Ave. PETITIONER: Govind Choudhart, DURGA FOOD, LLC RECOMMENDATION: staff recommends approval of the conditional use permit with the following conditions:
 1. Security Management Plan approved by the Sioux Falls Police Department prior to the issuance of the alcohol license.
 2. Approval for this applicant only.
 3. No outdoor signage advertising alcohol or tobacco products is allowed.STAFF: Dave Loveland

12. 2009-09-10: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a truck wash at SE Corner of W. 60th St. N & N. Westport Ave. PETITIONER: Dale Jans, Jans Corp RECOMMENDATION: Staff recommends approval of the conditional use permit with the following conditions:
 - 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.STAFF: Dave Loveland

13. 2009-09-07: MINOR AMENDMENT in Subarea A of the Tuscany Village Planned Development District to allow a front yard setback reduction from 25' to 20' at E. 73rd St. & S. Cliff Ave. Staff recommends approval of the (request) with the following stipulation:
 1. Architectural design and landscaping shall not change from that which was originally approved.STAFF: Dave Loveland

14. 2009-09-09: MINOR AMENDMENT in Subarea D of the Shadow Creek Planned Development District to approve the Master Parking Plan as submitted and to allow unpaved surface parking until September 1, 2013 at E. 69th St. & S. Cliff Ave. PETITIONER: Willie Sanchez, Jr. University of Sioux Falls.
RECOMMENDATION: Staff recommends approval of the Minor Amendment with the following stipulations:
1. All required parking shown by the Master Parking Plan be completed by September 1, 2013.
STAFF: Dave Loveland

Approval of the Consent Agenda with Item 9 DEFERRED

Approval of Regular Agenda with Items 15 and 20 WITHDRAWN and Item 19 DEFERRED.

15. 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. WITHDRAWN
16. 2009-09-12: MAJOR AMENDMENT in Subarea A of the 41st Street and Sertoma Avenue Planned Development District to add permissive uses of the RA-1 District to the permitted uses at S. Theodore Ave. between Rosemont Ln. & 41st St. PETITIONER: John Eikanger, Stencil Construction
RECOMMENDATION: Approval Staff: Steve Randall

A motion was made by Meredith Larson and seconded by Jessie Schmidt to approve

Motion Passed 6 - 0

17. 2009-09-18: MAJOR AMENDMENT to Subarea A of the Valhalla Planned Development District to add telecommunications facility as a permitted use at 4100 W. Valhalla Blvd.
PETITIONER: Curt Walters, Verizon
RECOMMENDATION: Approval STAFF: Steve Randall.

A motion was made by Meredith Larson and seconded by Mike Roth to approve with stipulation to require half mile spacing between towers in the sub area regs.

Motion Passed 6 - 0

18. 2009-09-01: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow office as an accessory use to an assisted living center at 100 N. Sycamore Ave.
PETITIONER: Joe Ward, Ward Enterprises, LLP
RECOMMENDATION: Staff recommends approval of the conditional use permit

with the following conditions:

1. Combined tax parcel with assisted living center.
 2. Approved for accessory office use in an existing structure only.
- STAFF: Steve Randall

A motion was made by Lynnette Olson and seconded by Mike Roth to approve

Motion Passed 6 - 0

19. 2009-09-04: CONDITIONAL USE PERMIT in the RD, Residential District to allow congregate housing for six residents at 1810 S. Duluth Ave. DEFERRED

20. 2009-09-08: MINOR AMENDMENT in Subarea E of the Granite Valley Planned Development District to replace grass in the rear yard landscaping setback with landscaping rock at 1508 E. Dike Dr. WITHDRAWN

ADJOURN.

Meeting adjourned at 7:35 pm.

A motion was made by Jessie Schmidt and seconded by Steve Gaspar to approve

Motion Passed 6 - 0