

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, May 6, 2009 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:
Kent Metzger Meredith Larson
Anita Wetch Darla Erb
Teresa Boysen
Ken Dunlap
Jessie Schmidt
Pam Breidenbach
Lynnette Olson

ITEMS RECEIVED AND FILED

1. APPROVAL OF APRIL 1, 2009 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2009-04-20: REZONE from the RA-1, Residential District to the Eastern Hills Planned Development District for allowed uses at 4200 S. Sycamore Ave.
4. 2009-03-23: MAJOR AMENDMENT in Subarea C of the Diamond Valley Planned Development District to add 8-plexes as an allowed use at 1105 W. 73rd St.
5. 2009-04-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a truck terminal at 1400 N. Cliff Ave.
6. 2009-04-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a day care center at 3812 N. Cliff Ave. Staff recommends approval of the conditional use permit with the following conditions:
 1. Revised parking plan including handicapped stalls as required by the ADA and at least two spaces signed for day care drop off, indicating the hours of restriction similar to those of the day care operation; a safe and convenient pedestrian connection from the day care space to the playground and from Cliff Avenue to the front of the building are to be indicated on the revised plan.
 2. A security management plan is approved by the Crime Prevention Officer.
7. 2009-04-11: CONDITIONAL USE PERMIT in the RD, Residential District to construct two 4-plexes and one 3-plex at W. 41st St. & Tea Ellis Rd. 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.

8. 2009-04-12: CONDITIONAL USE PERMIT in the RD, Residential District to allow 4-plexes at S. Grinnel Ave. & W. Snapdragon St. Staff recommends approval of the conditional use permit with the following conditions: 1. Addressing plan to be approved by Fire and Crime Prevention authorities prior to building permit issuance.

9. 2009-04-13: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol establishment at 221 S. Phillips Ave. Staff recommends approval of the conditional use permit with the following conditions:
 1. A security management plan is approved by the Sioux Falls Police Department prior to obtaining an alcohol license.
 2. Approval is for this applicant only.

10. 2009-04-16: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 3910 W. 12th St.

11. 2009-04-22: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 601 W. 10th St. Staff recommends approval of the conditional use permit with the following conditions:
 1. A scalable drawing shall be submitted to the Engineering Department and Zoning Office for review of ingress/egress on the site prior to the issuance of a change of use permit. The scalable drawing shall include a north arrow and scale and show areas for display vehicles and customer/employee parking, and include setbacks, and distance lines from the building to property lines.
WITHDRAWN BY PETITIONER

12. 2009-04-15: MINOR AMENDMENT in Subarea A of the North Ridge Planned Development District to allow a six foot fence along the north and east property lines at 4200 W. Kathleen St. Staff recommends approval of the Minor Amendment with the following stipulations:
 1. The fence shall be constructed at a height of 5' feet with a five foot setback or:
 2. The fence shall be constructed with a staggered appearance utilizing either of the options shown by exhibit (below).

13. 2009-04-19: FINAL DEVELOPMENT PLAN in Subarea C of the Rolling Heights Planned Development District to allow construction of an office building at W. 69th St. & S. Western 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. 2. A landscape plan showing sod and irrigation for all non-paved areas of the lot shall be submitted at the time of plan check, including accurate tree counts to meet requirements of the Zoning

Ordinance. 3. Trash enclosure walls shall be constructed of a similar building material to that of the main building facade.

14. 2009-04-21: FINAL DEVELOPMENT PLAN in Subarea A of the Heather Ridge II Planned Development District at 7512 S. Grand Arbor Court to construct a private community center. 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.
 2. The trash enclosure shall be constructed of materials similar to those used on the primary building.

APPROVAL OF CONSENT AGENDA

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

Motion Passed 6 - 0

APPROVAL OF REGULAR AGENDA

A motion was made by Kent Metzger and seconded by Lynnette Olson to approve With Item 16 Removed as Petitioner requested deferral

Motion Passed 6 - 0

15. RECOGNITION OF SERVICE: ANITA WETSCH, TERESA BOYSEN

16. 2009-03-09: CONDITIONAL USE PERMIT in the C-1, Neighborhood Commercial District to allow a drive-up window at 500 S. Cleveland Ave. Staff recommends approval of the conditional use permit with the following conditions:
1. Outdoor speakers are prohibited.
 2. A six-foot high solid wood fence is required on the subject property along the east property line from the southwest corner of the property north to the required front yard setback. DEFERRED BY PETITIONER

17. 2009-03-13: REZONE from the AG, Agricultural District to the RS-2 & RD, Residential Districts and the University Hills Village Planned Development District for allowed uses at Northwest Corner of W. 54th St N. and N. Marion Rd.

A motion was made by Ken Dunlap and seconded by to approve

Motion Passed 6 - 0

18. 2009-03-21: REZONE from the Sanford USD Medical Center Planned Development District to the RS-2, Residential District at 816 S. Covell Ave. Staff recommends approval of the Rezone.

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

Motion Passed 6 - 0

19. 2009-04-04: REZONE from Subarea E of the Brady Estates Planned Development District to the C-4, Planned Commercial District for allowed uses at SE Corner of S. Southeastern & E. 41st St. Staff recommends approval of the Rezone.

A motion was made by and seconded by to approve

Motion Failed 2 - 4

20. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY ADDING LANGUAGE TO REZONING APPLICATION REQUIREMENTS. Staff: Dave
Applicant: City Planning Office
Recommendation: Approval

A motion was made by Jessie Schmidt and seconded by Kent Metzger to approve

Motion Passed 6 - 0

21. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY BY REVISING LOCATION OF ACCESSORY BUILDINGS. Staff: Shawna
Applicant: City Zoning Office
Recommendation: Approval

A motion was made by Lynnette Olson and seconded by Jessie Schmidt to approve

Motion Passed 6 - 0

22. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY FOR CAMPGROUNDS AND TRAVEL TRAILERS. Staff: Shawna Applicant: City Zoning Office
Recommendation: Approval

Split vote: Tye 3 to 3 Chairperson Pam Breidenbach broke the tye by voting in favor of the motion.

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve

Motion Passed 3 - 3

23. 2009-03-25: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow the expansion of a non-conforming use at 405 S. Willow Ave. Staff recommends approval of the conditional use permit with the following condition:
1. Expansion of the on-site radiator shop will not be allowed while non-conforming residential units exist on-site.

A motion was made by Ken Dunlap and seconded by Kent Metzger to approve with the following condition:
1. Expansion of the on-site radiator shop will not be allowed while non-conforming residential units exist on-site.

Motion Passed 6 - 0

24. 2009-04-06: CONDITIONAL USE PERMIT in the O, General Office District to allow mult-family residential at SE Corner of N. Sycamore Ave. and E. Brennan Dr. Staff recommends approval of the conditional use permit.

A motion was made by Lynnette Olson and seconded by Jessie Schmidt to approve

Motion Passed 6 - 0

25. 2009-04-09: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow medical tissue processing at 4501 W. 61st N. 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.

A motion was made by Kent Metzger and seconded by to approve 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.

Motion Passed 6 - 0

26. 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 deferral of the conditional use permit to allow the Applicant time to plan for adequate parking.

A motion was made by Jessie Schmidt and seconded by Ken Dunlap to defer

Motion Passed 6 - 0

27. 2009-04-17: MINOR AMENDMENT in Subarea A of the Southern Hills Planned Development District to allow increased building signage and a flat roof at E. 57th St & MacArthur Ln. Staff recommends approval of the Minor Amendment with the following stipulations:

1. Wall signage limited to that shown on building elevations submitted.
2. Expression panels limited to east wall elevation placement only.

A motion was made by Ken Dunlap and seconded by Jessie Schmidt to approve with the following ONE stipulation:
1. Wall signage limited to that shown on building elevations submitted.

Motion Passed 6 - 0

28. 2009-04-18: MINOR AMENDMENT in Subarea A of the Southern Hills Planned Development District to allow a fifty-eight square foot monument sign eight feet in height at E. 57th St. & MacArthur Ln. Staff recommends approval of the Minor Amendment.

A motion was made by and seconded by to approve

Motion Passed 6 - 0

29. 2009-03-15: FINAL DEVELOPMENT PLAN in Subarea A of the Southern Hills Planned Development District to construct a fast-food restaurant with a drive-thru window at E. 57th St. & MacArthur Ln. Staff recommends approval of the Final Development Plan with the following stipulations:

1. Coordinate landscaping shown at the southwest corner of the property with landscaping on adjacent Lot 5A to provide a landscape screen incorporating berms and coniferous trees planted at 20-foot spacing between residential and nonresidential uses.
2. Approved Minor Amendment to allow increased freestanding sign area and height on Lot 5A.
3. Approved Minor Amendment to allow increased wall signage and a flat roof on the subject property.

A motion was made by Kent Metzger and seconded by Jessie Schmidt to approve with the following stipulations:
1. Coordinate landscaping shown at the southwest corner of the property with landscaping on adjacent Lot 5A to provide a landscape screen incorporating berms and coniferous trees planted at 20-foot spacing between residential and nonresidential uses.

Motion Passed 6 - 0

30. 2009-03-10: PRELIMINARY SUBDIVISION PLAN for University Hills Addition to develop mixed-use residential and commercial, and single-family residential at NW Corner of N. Marion Rd. and W. 54th St. N. Staff recommends approval of the preliminary subdivision plan.

A motion was made by and seconded by to approve

Motion Passed 6 - 0

31. ADJOURN.