

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,
October 1, 2008 at Carnegie Town Hall, 235 West 10th Street.

Members Present: Members Absent:

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

ITEMS RECEIVED AND FILED

1. APPROVAL OF SEPTEMBER 3, 2008 MINUTES OF REGULAR MEETING.
2. PLATS.
3. 2008-08-20: REZONE from the RS-2, Residential District to the O, Office District for allowed uses at 4709 S. Louise Ave. (Staff recommends approval of the rezoning.)
4. 2008-09-26: REZONE from the RS-1, Residential District to the RA-1 Residential District for allowed uses at 3900 South Terry Avenue. (Staff recommends approval of the rezoning.) Petitioner: Nathan Schoen & Sue Lund
5. 2008-09-29: REZONE AG, Agricultural District and RS-1, Residential District to RS-2, Residential District for development of allowed uses at S. Western Avenue and W. Bitterroot Street. (Staff recommends approval of the rezoning.) Petitioner: Clayton Jamison
6. 2008-09-31: REZONE Platinum Valley Planned Development District to O, Office, RS-2, Residential, RD, Residential, RA-1, Residential and RC Rcreation/Conservation Districts to reflect existing uses at W. 69th Street to W. 85th Street, East and West of S. Hughes Avenue. (Staff recommends approval of the rezoning.) Petitioner: City of Sioux Falls
7. 2008-09-32: REZONE Gateway Boulevard Planned Development District to RA-2, Residential District to reflect existing use at W. 41st Street and S. Gateway Boulevard. (Staff recommends approval of the rezoning.) Peitioner: City of Sioux Falls

8. 2008-09-33: REZONE Sertoma Hills Planned Development District to RS-2, Residential, RD, Residential, RA-1, Residential and RC, Recreation/Conservation Districts to reflect existing uses at W. 57th Street and S. Sertoma Avenue. (Staff recommends approval of the rezoning.)
Petitioner: City of Sioux Falls
9. 2008-09-24: MAJOR AMENDMENT in Subarea A of the Garden Village Planned Development District to reduce the required side yard setbacks at West 77th Street and South Minnesota Avenue. (Staff recommends approval of the Major Amendment.)
Petitioner: Erik Helland
10. 2008-09-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle sales and display at 2400 and 2404 W. Madison Street. Staff recommends approval of the conditional use permit with the following conditions:
 1. No parking of vehicles for sale will be allowed in the front yard setbacks.
 2. All vehicle display areas, and customer and staff parking areas must be paved in accordance with the Zoning Ordinance.
 3. Customer parking areas shall be signed accordingly. Petitioner: Darcy Rowe & Kirby Proehl
11. 2008-09-06: CONDITIONAL USE PERMIT in the C-3, Central Business District to allow an on-sale alcohol beverage establishment at 307 South Phillips Avenue. Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. A security management plan must be approved by the Sioux Falls Police Department prior to the establishment of the license. Petitioner: Paul Van Bockern/MINERVA'S
12. 2008-09-07: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow a Full-Service Restaurant within 100 feet of a residential use at 1601 S. Sycamore Avenue. (Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. Approval from the Sioux Falls Police Department of a security management plan must be obtained.
 3. Any alcohol must be served in a classroom or demonstration setting only.
 4. No more than 1 ounce of alcohol in each serving/sample. Petitioner: HY-VEE
13. 2008-09-10: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle repair, assembly and retail sales at 3916 N. Potsdam Avenue. WITHDRAWN BY PETITIONER
14. 2008-09-17: CONDITIONAL USE PERMIT in the O, Office District to allow a Day Care Center at 408 West Lotta Street. Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. A security management plan approved by the Sioux Falls Police Department is required.

3. A fence at least four feet in height shall enclose the designated play area. A fence permit is required prior to construction.
 4. Parking areas specifically for loading and drop-off (customer parking) shall be signed accordingly.
 5. A close up map of the parking lot shall be provided to Building Services showing the designated parking stalls for customer and staff parking.
- Petitioner: Bobby George of Baan Dek Montessori, LLC

15. 2008-09-19: SPECIAL USE PERMIT in Subarea E of the Meadows on the River Planned Development District to allow an on-sale alcohol establishment at 2320 South Louise Avenue. Staff recommends approval of the special use permit.
Petitioner: Dale Zuraff & Thomas Morris (The LITTLE CELLAR WINE COMPANY)
16. 2008-09-08: SPECIAL USE PERMIT in the Marion Place Planned Development District to allow a Full-Service Restaurant within 100 feet of a residential use at 1900 S. Marion Road. Staff recommends approval of the conditional use permit with the following conditions:
 1. Approval for this applicant only.
 2. Approval from the Sioux Falls Police Department of a security management plan must be obtained.
 3. Any alcohol must be served in a classroom or demonstration setting only.
 4. No more than 1 ounce of alcohol in each serving/sample.

Petitioner: HY-VEE
17. 2008-09-21: MINOR AMENDMENT in Subarea A of the Garden Village Planned Development District to reduce the side-yard setback by five feet at West 77th Street and South Minnesota Avenue. Staff recommends approval of the minor amendment. Petitioner: Erik Helland
18. 2008-09-22: MINOR AMENDMENT in Subarea A of the Garden Village Planned Development District to reduce the side-yard setback by five feet at West 77th Street and South Minnesota Avenue. Staff recommends approval of the minor amendment. Petitioner: Erik Helland
19. 2008-09-23: MINOR AMENDMENT in Subarea A of the Garden Village Planned Development District to reduce the side-yard setback by five feet at West 77th Street and South Minnesota Avenue. Staff recommends approval of the minor amendment. Petitioner: Erik Helland
20. 2008-08-09: PRELIMINARY SUBDIVISION PLAN for Tower Park Addition in the RD, Residential District to develop single-family residential lots at 6th Street and Cleveland Avenue. Staff recommends approval of the preliminary subdivision plan. Petitioner: Rod Fluth
21. 2008-09-13: PRELIMINARY SUBDIVISION PLAN for the Bend Addition in the C-4, Planned Commercial District to allow development of commercial uses at SW Corner of East 57th Street and SD Highway 11. Staff recommends approval of the preliminary subdivision plan by the Planning Commission.
Petitioner: Clayton Jamison & Bob Natz of SITE 2.

22. 2008-09-14: PRELIMINARY SUBDIVISION PLAN for the Falcon Heights Addition in the Falcon Heights Planned Development District to allow commercial and mixed-use development at SW Corner of East 57th Street and SD Hwy 11.
Staff recommends approval of the preliminary subdivision plan by the Planning Commission. Petitioner: Clayton Jamison of SITE 2.
23. 2008-09-27: MAJOR AMENDMENT to a PRELIMINARY SUBDIVISION PLAN for Prairie Gardens Addition,
Phase 4 at East 41st Street and South Sycamore Avenue. Staff recommends approval of the preliminary subdivision plan.
Petitioner: Eric Willadsen of WILLADSEN LUND ENGINEERS
24. 2008-09-28: PRELIMINARY SUBDIVISION PLAN in the RS-2, Residential District for Prairie Hills East Addition, a residential development at S. Western Avenue and W. Bitterroot Street. Staff recommends approval of the preliminary subdivision plan.
Petitioner: Clayton Jamison of SITE 2.

APPROVAL OF CONSENT AGENDA with Item 13 Withdrawn

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

Motion Passed 7 - 0

APPROVAL OF REGULAR AGENDA with Items 30 and 31 Deferred for 30 days and Item 35 Withdrawn.

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

Motion Passed 7 - 0

25. 2008-09-02: FUTURE LAND USE AMENDMENT allowing changes in future land uses to allocate additional commercial land uses at southeast corner of South Minnesota Avenue and West 85th Street. Staff recommends approval of the future land use amendment.
Petitioner: Steve Van Buskirk of VAN BUSKIRK PROPERTIES.

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

Motion Passed 7 - 0

26. 2008-09-12: FUTURE LAND USE AMENDMENT allowing changes in future land uses for the allocation of commercial, single-family residential and parks and open space land uses at north side of East 69th Street between Sycamore Avenue and SD Hwy 11.
Staff recommends approval of the future land use amendment. Petitioner:

Chuck Point of RONNING ENTERPRISES

A motion was made by Jessie Schmidt and seconded by to defer petitioner was not present.

Motion Passed 7 - 0

27. 2008-09-18: FUTURE LAND USE AMENDMENT allowing changes in future land uses to allocate commercial, office, multi-family and single-family future land uses at East 41st Street and Six Mile Road.
Staff recommends approval of the future land use amendment. Petitioner: Scott Gilbert

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

Motion Passed 7 - 0

28. 2008-09-25: FUTURE LAND USE AMENDMENT allowing changes in future land uses to re-allocate future land uses from office to commercial at East 41st Street and SD Hwy 11.
Staff recommends approval of the future land use amendment. Petitioner: Chuck Moss and Rick Brake.

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

Motion Passed 7 - 0

29. 2008-08-10: REZONE from the O, Office District and RA-1, Residential District to the C-4, Planned Commercial District and the RA-1, Residential District for allowed uses at East 41st and SD Hwy 11.
Staff recommends approval of the rezoning. Petitioner: Chuck Moss and Rick Brake.

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

Motion Passed 7 - 0

30. 2008-09-20: REZONE from the RS-1, Residential District to the O, Office District for allowed uses at 4104 South Marion Road.
Staff recommends denial of the rezoning request.
Staff recommends denial of the rezoning request. Petitioner: Dan Scholten
DEFERRED

31. 2008-09-30: REZONE RD, Residential District to the AG, Agricultural District to reflect existing use as conservation at N. Lewis Avenue and E. Spruce Street. Staff recommends approval of the

rezoning.

Petitioner: Constance Johnson DEFERRED

32. 2008-07-20: CONDITIONAL USE PERMIT in the AG, Agricultural District to allow a sand and gravel quarry at 5020 E. Rice Street. Staff recommends deferral of the conditional use permit to allow the Applicant more time to prepare a complete submittal and to address Parks Department stated concerns.
Petitioner: Eric Willadsen of WILLADSEN LUND ENGINEER

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

Motion Passed 7 - 0

33. 2008-09-01: CONDITIONAL USE PERMIT in the RS-2, Residential District to allow a church without frontage on an arterial or collector street at 701 S. Garfield Avenue. Staff recommends approval of the conditional use permit. Petitioner: Nouri, ISLAMIC COMMUNITY OF SIOUX FALLS

A motion was made by and seconded by Pam Breidenbach to defer

Motion Passed 7 - 0

34. 2008-09-16: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow a motor vehicle repair shop at 1800 East Benson Road. Staff recommends approval of the conditional use permit with the following conditions:
1. Petition for street improvements on N. Jessica Avenue.
 2. Provide public sidewalks along all city streets..
 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.
 4. Review in nine months.

A motion was made by and seconded by Ken Dunlap to approve added a forth stipulation to review in nine months.

Motion Passed 7 - 0

35. 2008-07-12: FINAL DEVELOPMENT PLAN in Subarea A, Southern Hills Planned Development District to construct a restaurant at W. 57th Street and S. Macarthur Lane. Staff recommends approval of the Final Development Plan with the following stipulations:
1. Subject to plans and renderings as provided in the application.
 2. 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 application.

Petitioner: Darrel Viereck of VIERECK COMMERCIAL REALTY WITHDRAWN BY
PETITIONER

36. ADJOURN. Meeting Adjourned at 9:10 PM.

A motion was made by and seconded by Pam Breidenbach to approve

Motion Passed 7 - 0