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ORDINANCE NO. 124-06

AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES OF THE CITY AMENDING THE STANDARDS OF CONDITIONAL USE PLANS.

BE IT ORDAINED BY THE CITY OF SIOUX FALLS, SD:

Section 1. That subsection (e) of Section 15.59.020 of Appendix B of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

(e) Be accompanied with a conditional use plan, unless waived by the planning director.

Section 2. That Section 15.59.040 of Appendix B of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Section 15.59.040 Information on conditional use plans.

The property for which the conditional use is being requested must be described through the use of a conditional use plan. The entire property which is described legally on the application must be shown within the conditional use plan.

In addition to the following information, plans shall be drawn to scale upon substantial paper or provided electronically and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and all work must conform to the provisions of this title and all relevant laws, ordinances, rules, and regulations. Conditional use plans require a complete plan check, by zoning and building services, prior to obtaining a building permit.

Exception: The director may waive the submission of plans if they find that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this title, such as interior improvements and tenant finishes or single-family/attached dwellings.

- (a) The name of the project and/or business.
- (b) The scale and north arrow.
- (c) All existing and proposed buildings or additions and uses.
- (d) Dimensions and total square footage of all buildings: Include height and number of stories.

- (e) Distance from all building lines to the property lines at the closest points.
- (f) Dimensions of all property lines including platted property lines.
- (g) Name and location of all adjacent streets, alleys, waterways, and other public facilities.
- (h) Location and dimensions of the parking lots; designate each space, stall, and aisle. Include access to public right-of-way in accordance with Subdivision Ordinance 15A.07.030. [Arterial street development.]

Supplemental information: The planning commission or the city council may approve additional conditions to be shown on a conditional use plan addendum to detail the following:

- (i) Proposed parking lot and dumpster screening; show height, location, and type of materials to be used.
- (j) The proposed landscaped setback areas and trees and vegetation; indicate species of trees and vegetation materials to be used for landscaping including a plant materials schedule. Indicate landscape site areas to be irrigated with underground systems in accordance with Section 15.49.060, Landscaping regulations.
- (k) Proposed on-premise signage types, number, locations, and design in accordance with Section 15.57.
- (l) Proposed project lighting type, location, and design in accordance with Section 15.49.130.
- (m) Project phasing.
- (n) Architectural building plan elevations depicting height, roof pitch, and exterior building materials.
- (o) Hours of operation.
- (p) Sound levels at stationary sources (Section 25 1/2).
- (q) Any other information as deemed necessary by the planning commission or the city council.

Section 3. That Section 15.59.060 of Appendix B of the Revised Ordinances of Sioux Falls, SD, is hereby amended to read as follows:

Section 15.59.060 Amendments to plans.

The city council or planning commission gives final approval, and all work shall be completed and enforced in accordance with the approved plan. Approved plans shall not be amended without approved authorization as noted below:

Plan Amendments

- a. Any approved conditional use plan or conditional use plan addendum may be amended as provided in this section, or entirely withdrawn by the applicant. The director of planning and building services may approve administrative amendments to an approved plan without notice or hearings, after consideration of the record from the original public hearing on the plan.

- b. Minor changes to an approved conditional use plan shall be done administratively. Minor changes may include minor relocation or reorientation of buildings, lot lines, or easements; relocation of points of access if approved by the city engineer; relocation of internal access and circulation; or relocation or rearrangement of parking areas; reduction in the designated parking spaces, but not less than required under Section 15.55; reorientation of landscaping. Major changes to an approved conditional use plan shall follow the public hearing approval process. Major changes may include major relocation or reorientation of buildings which have external impacts on adjacent property; reduction in landscaping, but not less than required under Section 15.49.060; an increase in the provision of utilities or infrastructure demands, increase in sign height or sign size.

Date adopted: 10/02/06 .

Dave Munson
Mayor

ATTEST:
Debra A. Owen
City Clerk