

PLANNING COMMISSION

Staff Report

Meeting Date:	June 6, 2012	Agenda Item:	6
Petition Number:	2012-05-14	Staff Recommendation:	Approval

Project Name:	Sanford Sports Complex
Type of Application:	Major Amendment
Applicant:	Nate White, Sanford Health
Owner:	(Same)
Request:	Major Amendment to Subareas A & B of the Sanford Sports Complex Planned Development District to add additional land uses as allowed uses.
Purpose:	The applicant is requesting approval in order to add on-sale and off-sale alcohol in Subareas A & B and Recreational Complex in Subarea B.

General Location:	N. Bobhalla Dr. & W. Benson Rd.
Legal Description:	Lots 4, 6, & 10, Block 1, Sanford Sports Complex Addition; A portion of the SE 1/4 SE 1/4 Section 31-102-49; a portion of the SW 1/4 SE 1/4, Section 31-102-49; a portion of the NW 1/4 SE 1/4 Section 31-102-49; a portion of the NE 1/4 SE 1/4, Section 31-102-49; all in Minnehaha County
Existing Zoning:	Subareas A & B, Sanford Sports Complex Planned Development District
Existing Land Use:	Developing multiple use entertainment complex
Shape Sioux Falls Designation:	Business Park
Attachments:	1. Zoning / Aerial Maps
City Council Meeting:	1st Reading: June 19, 2012 2nd Reading: July 3, 2012

ABUTTING ZONING AND LAND USES:

Direction	Current Zoning	Surrounding Land Uses	Compatibility*
North:	AP, Airport	Sioux Falls Regional Airport	4
South:	I-1, Light Industrial	Vacant	4
East:	RC, Recreation/Conserv.	Junior Football Complex	5
West:	I-1, Light Industrial	Vacant	4

**Compatibility rankings range from 5 as the most compatible to 1 as the least compatible and are scored based upon the proposed zoning district.*

“4- Compatible, with Minor Conflict Potential

The new zoning district is generally compatible with the existing adjacent zoning district. Traffic from higher intensity districts should be directed away from lower intensity districts. Building elements and scale should be consistent with surrounding proposed and existing development. Examples include medium density residential proposed adjacent to low-density residential districts.”

- Shape Sioux Falls 2035 pg. 59

ZONING PURPOSE AND HISTORY:

The Sanford Sports Complex was created by Planning Commission and City Council action in October 2009 for the purposes of allowing a multiple-use entertainment district. A Final Development Plan for the Pentagon Arena was approved by the Planning Commission in February 2012, along with a Conditional Use Permit for the Power Center.

At the time of the CUP approval for the Power Center, that property was zoned RC, Recreation/Conservation. In order to align the property with the Sanford Sports Complex regulations, the property was rezoned to the Sanford Sports Complex PD in April 2012.

PROPOSED REGULATIONS/STANDARDS:

C. SUBAREA A.

It is the intent of Subarea A to be a planned medical/sports complex area including the support services for the complex.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- Recreational Complex
- Office
- Medical Office
- Medical School
- Medical Research
- Medical Manufacturing
- Day Care Center
- Hotel/Motel
- Full-Service Restaurant
- Commercial Parking Lot or Parking Ramp
- Communications Equipment
- Warehouse
- Retail
- Retail Warehouse
- Heliport
- On-Sale Alcohol Establishment
- Off-Sale

D. SUBAREA B

It is the intent of Subarea B to be a planned medical/sports complex area including the support services for the complex.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

- Residential
- Office
- Mixed Use
- Medical Office
- Medical School
- Medical Research
- Medical Manufacturing
- Day Care Center
- Hotel/Motel
- Full-Service Restaurant
- Commercial Parking Lot or Parking Ramp
- Communications Equipment
- Retail
- Heliport
- On-Sale Alcohol Establishment
- Off-Sale Alcohol
- Recreation Complex

SITE DESCRIPTION:

- ✓ **Location:** N. Bobhalla Dr. & W. Benson Rd.
- ✓ **Current Land Uses:** Developing Entertainment Complex
- ✓ **Accessibility:** Access taken from internal street layout off of W. Benson Rd.
- ✓ **Design Review District:** None
- ✓ **Proximity to Parks, Open Space & Schools:** The Junior Football Complex is located directly to the east.
- ✓ **Physical Characteristics:** Flat, developing

PUBLIC AGENCIES & INFRASTRUCTURE COMMENTS:

- ✓ **Water:** Available
- ✓ **Sanitary Sewer:** Available
- ✓ **Drainage:** No comments

LAND USE AND COMPREHENSIVE PLAN ANALYSIS:

The proposed changes will clarify the original intent of the Planned Development District by allowing for alcohol sales for full-services restaurants, on-sale alcohol establishments and off-sale alcohol. In addition, the applicants have requested to allow Recreation Complex in Subarea B (western half of the PD) in the event additional recreational opportunities arise. The area is denoted as a Business Park adjacent to a Park in the Comprehensive Plan.

SPECIAL INFORMATION:

Any new buildings for additional establishments within the Planned Development District will require approval of a Final Development Plan by the Planning Commission.

RECOMMENDATION:

Because the subject application conforms to the intent of the Planned Development District and will not negatively affect surrounding properties, staff recommends **approval** of the Major Amendment.