

STAFF REPORT

June 1, 2004

No. 04FV011 - Fence Height Exception to allow the construction of an eight foot and a ten foot high security fence in a public place

GENERAL INFORMATION:

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| PETITIONER | Alliance of Architects and Engineers for the City of Rapid City |
| REQUEST | No. 04FV011 - Fence Height Exception to allow the construction of an eight foot and a ten foot high security fence in a public place |
| EXISTING LEGAL DESCRIPTION | The unplatted portion of the SW1/4 of Section 29, T1N, R7E; and, the E1/2 of Section 30, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.25 acres |
| LOCATION | Red Rock Estates and Selador Ranch |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | General Agriculture District (County) |
| South: | Suburban Residential District (County) |
| East: | Low Density Residential District |
| West: | General Agriculture District w/Planned Development Designation |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 04/30/2004 |
| REVIEWED BY | Todd Tucker / Dave Johnson |

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow the construction of an eight foot and a ten foot high security fence in a public place be denied.

GENERAL COMMENTS: The applicant has submitted a Fence Height Exception request to allow an eight foot and a ten foot high security fence in a public place. On April 22, 2004 an 11-6-19 SDCL Review was approved to authorize a water storage reservoir on the subject property. One of the stipulations of approval required that prior to the construction of any fencing in excess of six feet in height, a fence height exception shall be obtained. The applicant is now requesting an exception to the fence height requirements to allow an eight foot high fence and a ten foot high security fence topped with razor wire in the General Agriculture Zoning District.

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STAFF REVIEW: Staff has reviewed the Fence Height Exception and has noted the following considerations:

Building Permit: Staff noted that fences in excess of six feet in height require a building permit. As such, a Building Permit for the fence must be obtained if the Fence Height Exception is granted as requested.

Location: The subject property is located adjacent to a Low Density Residential Zoning District to the east. The proposed eight foot high fence will be located along the east property line adjacent to residentially zoned property. An eight foot high fence located in such close proximity to residential property may have a negative impact on the surrounding neighbors.

Razor Wire: Razor wire is not allowed in the General Agriculture Zoning District. As previously indicated the subject property is located adjacent to residential zoned property. A 10 foot high fence topped with razor wire does not appear to be compatible with the adjacent properties.

Staff recommends the Fence Height Exception to allow the construction of an eight foot and a ten foot height security fence in a public place be denied.