

STAFF REPORT
August 15, 2006

No. 06FV008 - Fence Height Exception to allow a ten foot six inch high fence in lieu of an eight foot high fence in a Light Industrial Zoning District

GENERAL INFORMATION:

PETITIONER	Lund Associates, Ltd. for Golden West Technologies
REQUEST	No. 06FV008 - Fence Height Exception to allow a ten foot six inch high fence in lieu of an eight foot high fence in a Light Industrial Zoning District
EXISTING LEGAL DESCRIPTION	Tract N, Fountain Springs Business Park, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.1 acres
LOCATION	Fountain Plaza Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a ten foot six inch high fence in lieu of an eight foot high fence in a Light Industrial Zoning District be approved with the following stipulation:

1. A building permit for the fence shall be obtained prior to construction.

GENERAL COMMENTS: The applicant has submitted an application for an exception to the fence height requirement to allow a ten foot six inch fence with barbed wire in lieu of an eight foot high fence around the back-up generator of a central-station alarm services facility. The applicant has submitted documentation that requires a fence at least eight feet in height and topped with barbed wire or razor ribbon coils is required for security of the back-up generator of a central-station alarm services facility.

Under 15.40.050 of the Rapid City Municipal Code, the City Council may approve

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exceptions to the height requirements if it determined that the exception is not contrary to the public interest and the exception will not be injurious to the surrounding neighborhood.

STAFF REVIEW: Staff has reviewed the Fence Height Exception request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Permit: Staff noted that a building permit is required for all fences over six feet in height.

Size and Height: The proposed fence will be constructed with an eight foot high chain link and have barbed wire along the top for a total of ten feet six inches. Staff noted that a fence shall not exceed eight feet in height without an exception. Staff also noted that a fence with barbed wire is allowed in the Light Industrial Zoning District when such material is located not less than six feet above the ground.

Location: The proposed fence will be located at the rear of the building. As previously stated, the purpose of the fence is for the security of the back-up generators located on a 12 foot five inch by 38 foot pad at the rear of the building. The fence will not be visible to the public traveling along Fountain Plaza Drive and will be buffered from the property to the west with large coniferous trees approved as part of the landscape plan during the building permit process. As such, staff recommends that City Council find that the exception is not contrary to the public interest and will not be injurious to the neighborhood.

Staff recommends that the exception to allow a ten foot six inch fence with barbed wire be approved with the above stated stipulation.