

STAFF REPORT
August 14, 2007

No. 07FV006 - Fence Height Exception to allow a six foot high fence in lieu of a four foot high fence **ITEM**

GENERAL INFORMATION:

PETITIONER	TSP Three, Inc. for Bob Brandt
REQUEST	No. 07FV006 - Fence Height Exception to allow a six foot high fence in lieu of a four foot high fence
EXISTING LEGAL DESCRIPTION	Dan's Supermarket Tract Revised less Lot 1 [also in Block 67] and less Lot H-1 of Block 66 of the Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.61 acres
LOCATION	333 Omaha Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Light Industrial District - Flood Hazard District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/16/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a six foot high fence in lieu of a four foot high fence be approved with the following stipulations:

1. The fence shall be constructed in conformance architecturally to the plans and elevations and color palette submitted as part of this Fence Height Exception; and,
2. The fence shall be located no closer to Rapid Street than the new strip mall structure which must maintain a minimum three foot front yard setback.

GENERAL COMMENTS:

The applicant has submitted a Fence Height Exception to allow a six foot high fence around the dumpster located in the southeast corner of the property. In addition, the applicant has submitted a Major Amendment to a Commercial Development Plan (File #07PD058) to revise the sign package. The applicant indicated that the commercial development will be known as "Tuscany Square Shopping Center".

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On March 8, 2007, the Planning Commission approved an Initial Commercial Development Plan to allow a 64,237 square foot retail building, a 13,300 square foot strip mall and a 5,940 square foot restaurant to be located on the property.

On April 5, 2007, the Planning Commission approved a Final Commercial Development Plan to allow a 64,237 square foot retail building and a 13,300 square foot strip mall as Phase One of the development to be located on the property.

The property is located in the southwest corner of the intersection of 3rd Street and Omaha Street. Currently, a 64,237 structure is located on the property which was previously the location of "Dan's Supermarket". In addition, the proposed strip mall located along Rapid Street is currently under construction.

STAFF REVIEW:

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

Fence: The applicant has indicated that the proposed six foot high fence will be constructed with synthetic stone veneer and split face concrete masonry units. In addition, the gate will be constructed with cedar or redwood. The fence will also be brown in color. Staff is recommending that the fence be constructed in conformance architecturally to the plans and elevations and color palette submitted as part of this Fence Height Exception.

The site plan shows the fence in alignment with the previously approved strip mall, or three feet from Rapid Street. In addition, the fence is located outside of any sight triangles along the adjacent roadways. Staff is recommending that the fence be located no closer to Rapid Street than the new strip mall structure, or three feet.

Staff is recommending that the Fence Height Exception be approved with the stipulations of approval as identified above.