

## STAFF REPORT

April 14, 2009

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### **No. 09FV002 - Fence Height Exception to allow a ten foot high fence in a Public District**      **ITEM**

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#### GENERAL INFORMATION:

APPLICANT/AGENT	Public Works Department for City of Rapid City
PROPERTY OWNER	Robert Johnson
REQUEST	<b>No. 09FV002 - Fence Height Exception to allow a ten foot high fence in a Public District</b>
EXISTING LEGAL DESCRIPTION	Lot 2 less Lot H1, Lot H2, Lot H3 and right-of-way of Block 10 of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 71.29 acres
LOCATION	4415 Parkview Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Public District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/13/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

#### RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a ten foot high fence in a Public District be approved with the following stipulation:

1. The fence shall be constructed in conformance with the architectural plans and elevations submitted as part of this Fence Height Exception.

#### GENERAL COMMENTS:

The applicant has also submitted a Fence Height Exception to allow a ten foot high fence in lieu of a maximum six foot high fence in the Public Zoning District. In addition, the applicant has submitted a SDCL 11-6-19 Review application (File #09SR023) to construct 12 tennis courts with fencing as a part of the Parkview Park complex. The applicant has indicated that additional parking, lighting, rest rooms and associated utilities will also be completed as

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additional funding becomes available.

The property is located approximately 900 feet south of the intersection of E. Minnesota Street and Parkview Drive on the west side of Parkview Drive. Currently, the Parkview Pool and the Parkview Softball Complex are located on the property.

#### **STAFF REVIEW:**

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

**Fence:** The applicant has indicated that the proposed fence will be a ten foot high galvanized chain link fence. Staff has noted that the fence is not located within any sight triangles, nor will it obstruct any drainage ways. The fence is located approximately 700 feet from Parkview Drive and the nearest residential development. In addition, the existing softball complex will buffer the tennis courts and fencing from the street and the residential development. The height and design of the fence is also a typical design used around tennis courts. Staff recommends that the fence be constructed in conformance with the architectural plans and elevations submitted as part of this Fence Height Exception.

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