

STAFF REPORT
December 29, 2009

No. 09FV014 - Fence Height Exception to allow a seven foot high fence in the Medium Density Residential and General Agriculture Zoning Districts **ITEM**

GENERAL INFORMATION:

APPLICANT	Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Good Samaritan Society
REQUEST	No. 09FV014 - Fence Height Exception to allow a seven foot high fence in the Medium Density Residential and General Agriculture Zoning Districts
EXISTING LEGAL DESCRIPTION	The SE1/4 SW1/4 and the SW1/4 SW1/4 and the NE1/4 SW1/4 and the NW1/4 SE1/4 all in Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	Southwest of the intersection of St. Martins Drive and Sturgis Road
EXISTING ZONING	Medium Density Residential District (Planned Development Designation) - General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	Medium Density Residential District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/2/2009
REVIEWED BY	Ali DeMersseman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a seven foot high fence in the Medium Density Residential and General Agriculture Zoning Districts be approved with the following stipulation:

1. The fence shall be constructed in conformance with the architectural plans and

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elevations submitted as part of this Fence Height Exception.

GENERAL COMMENTS:

The applicant has submitted a Fence Height Exception to allow a 7 foot high fence in lieu of a 6 foot high fence in the General Agricultural and Medium Density Residential Districts. In addition, the applicant has submitted a SDCL 11-6-19 Review (No. 09SR110) to construct a public utility and to authorize the acquisition of a utility easement.

The site is located west of Sturgis Road, south of Hidden Valley Road, and west of Saint Martins Drive. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Fence: The applicant is proposing to construct a 7 foot high fence consisting of 6 feet of chain link, topped with 1 foot of barbed wire. The applicant has indicated that the fence is being constructed to provide security around the proposed public utility. In particular, the fence will surround the proposed North Pinedale Water Reservoir, which will include a 30 foot tall, 75 feet in diameter, concrete water tank, an approximately 16 foot tall vault house constructed of Concrete Masonry Unit blocks, and a 26 foot by 30 foot paved parking area that will accommodate two parking spaces.

Staff has noted that the proposed fence is not located within any sight triangles, nor will it obstruct any drainage ways. Additionally, the height and design of the fence conforms to a design typically used around public utility facilities. Staff recommends that the fence be constructed in conformance with the architectural plans and elevations submitted as part of this Fence Height Exception.

Please note that approval of the Fence Height Exception does not indicate approval of the associated SDCL 11-6-19 Review to construct a public utility or to authorize the acquisition of a utility easement (No. 09SR110).

Landscaping: The applicant has submitted a landscape plan demonstrating the landscaping that will be provided on the property. Approximately 46 large pine trees are located within the boundaries of the proposed fence, and 2,000 square yards of native grasses will cover the property. While the site is located in a remote location, and is not adjacent to a public road, the landscaping will function to screen the proposed facilities, and will help to maintain the environmental and aesthetic conditions that exist in the Black Hills.

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