

STAFF REPORT

February 27, 2002

No. 02FV002 - Fence Height Variance to allow an 8 foot chain link fence with a three strands barbed wire system on top for an overall fence height of 9.5 feet **ITEM**

GENERAL INFORMATION:

PETITIONER	Rapid City Police Department
REQUEST	No. 02FV002 - Fence Height Variance to allow an 8 foot chain link fence with a three strands barbed wire system on top for an overall fence height of 9.5 feet
EXISTING LEGAL DESCRIPTION	Tract A of Wasteland Subdivision in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 229.6 acres
LOCATION	Approximately 2900 feet south of the intersection of Catron Blvd. and South Highway 79 on the west side of South Highway 79
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District (County)
East:	General Agriculture District (County)
West:	General Commercial District (County)/Light Industrial District (County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	1/23/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Fence Height Variance to allow an 8 foot chain link fence with a three strands barbed wire system on top for an overall fence height of 9.5 feet be approved.

GENERAL COMMENTS: The petitioner has requested a variance for a nine and one half foot security fence located on a site at the Rapid City Landfill. The fence would consist of eight feet of chain link fence, topped by three strands of barbed wire. The variance is required because the maximum height for a fence in Heavy Industrial Zoning Districts is eight feet. The fenced area will be the Police Department Storage Yard replacing the facility that is

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currently located on Steele Avenue. The site plan indicates the fenced storage yard will be located directly south of the Rapid City Recycling Center.

STAFF REVIEW: The Rapid City Municipal Code 15.40.050 states that “The City Council may approve exceptions to the height requirements if it is determined that the exception is not contrary to the public interest and the exception will not be injurious to the surrounding neighborhood”. As this storage yard will be located at the City Landfill on a site south of the Recycling Center, there should be no significant impact on the adjacent land uses.

The storage yard will house the impounded bicycles that are currently stored on Steele Street. The fence construction will not hinder visibility for traffic using the landfill. A chain link fence topped with barbed wire is appropriate for this location. Barbed wire fencing may be used as a fence in the industrial zoning district when such material is located not less than six feet above the ground.

As of this writing, the receipts from the required certified mailing have not yet been returned by the petitioner. Staff will notify the City Council if the required notices are not sent. Staff has reviewed this variance and is recommending approval.