

STAFF REPORT

August 26, 2003

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**No. 03FV005 - Fence Height Exception to allow a six foot high fence in the front yard**      **ITEM**

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GENERAL INFORMATION:

PETITIONER	Ray Jackson
REQUEST	<b>No. 03FV005 - Fence Height Exception to allow a six foot high fence in the front yard</b>
EXISTING LEGAL DESCRIPTION	Lot 1 less Lot H-1 of Una Del Acres #2, Section 21, T1N, R7E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.88 acres
LOCATION	5504 Wildwood Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Development
South:	Low Density Residential District
East:	General Commercial District w/Planned Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/28/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. The fence shall be located no closer than eleven feet from the east lot line as it abuts Sheridan Lake Road;

Urban Planning Division Recommendations:

2. The existing landscaping shall be maintained between the proposed fence and Sheridan Lake Road as shown on the applicant's site plan; and,
3. The proposed treated wood fence shall not exceed six feet in height.

GENERAL COMMENTS:

The applicant has submitted a Fence Height Exception to allow a fence in excess of four in the 25 foot front yard. The applicant has submitted a site plan identifying a six foot high

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treated wood fence to be located along the east lot line of the subject property as it abuts Sheridan Lake Road.

The property is located in the northwest corner of the Sheridan Lake Road/Wildwood Drive intersection. Currently, a single family residence is located on the property.

#### STAFF REVIEW:

Sheridan Lake Road is classified as a principal arterial street on the City's Major Street Plan. A principal arterial street requires a minimum right-of-way width of 100 feet. Currently, Sheridan Lake Road has a right-of-way width of 66 feet. In addition, a six foot wide highway lot runs the length of the subject property. An additional 11 feet of right-of-way will be obtained from the subject property when needed for Sheridan Lake Road or upon any future platting of the subject property. On August 20, 2003, the applicant submitted a revised site plan showing the fence to be located 11 feet from the east lot line.

In February of 2001, the City Council approved a similar Fence Height Exception on property located north of the subject property along Sheridan Lake Road. In order to provide an aesthetic buffer between the fence and Sheridan Lake Road, the City Council required landscaping on the outside of the fence as it abuts Sheridan Lake Road. On August 20, 2003, the applicant submitted a revised site plan showing the location of six trees and several chokecherry bushes currently located on the outside of the proposed fence as it abuts Sheridan Lake Road. As such, staff is recommending that the landscaping be maintained as shown on the revised site plan.

Staff is recommending that the Fence Height Exception be approved with the stipulations as outlined above.