

STAFF REPORT
September 13, 2005

No. 05FV009 - Fence Height Exception to allow a six foot high chain link fence within the required 25 foot front yard setback **ITEM**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05FV009 - Fence Height Exception to allow a six foot high chain link fence within the required 25 foot front yard setback
EXISTING LEGAL DESCRIPTION	Lot 1a, Lakewood #1 and Lots 5 and 6, Jackson Park, all located in Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 acres
LOCATION	At the southwest corner of the intersection of Guest Road and Red Rock Canyon Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District - Medium Density Residential District
West:	Low Density Residential District - Park Forest District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	8/8/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a six foot high chain link fence within the required 25 foot front yard setback be continued to the September 27, 2005 Public Works meeting.

GENERAL COMMENTS: The subject property is located at the southwest corner of Red Rock Canyon Road and Guest Road. An existing drainage culvert is located on the subject property. The subject property is zoned Low Density Residential District. The properties located north and south of the subject property are zoned Low Density Residential District. The property located east of the subject property is zoned Low Density Residential District and Medium Density Residential District. The property located west of the subject property is zoned Low Density Residential District and Park Forest District.

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The applicant has requested that a six foot high fence be placed on the property located south of the intersection of Red Rock Canyon Road and Guest Road to fence the retaining wall of a drainage culvert located adjacent to Red Rock Canyon Road. In addition, the applicant has applied for an 11-6-19 Review (05SR048) to allow a six foot high chain link fence on an existing retaining wall.

STAFF REVIEW: Section 15.40.040 of the Rapid City Municipal Code states that a variance to the fence height requirements can be granted by the City Council if the exception is not contrary to the public interest and the exception will not be injurious to the surrounding neighborhood. Staff has reviewed the proposed Fence Height Exception as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Elevations: A site plan has been submitted indicating that the requested six foot high fence will be located on a retaining wall adjacent to and south of Guest Road. Currently, there is a four foot fence located on an existing retaining wall along Red Rock Canyon Road. The six foot height is proposed so as to prevent access as a safety measure to the culvert and drainage way since the retaining wall and culvert are located below the level of the road. The existing four foot fence along Red Rock Canyon Road should be extended so as to meet the proposed six foot fence. The elevation of the proposed six foot fence should be the same elevation as the existing four foot fence at the location where the two fences meet.

Materials: The applicant has indicated that the fence will be constructed of chain link.

Chapel Valley Homeowners Association: The Chapel Valley Homeowners Association will meet in the evening of September 13, 2005 and have requested that this item be continued to the September 27, 2005 Public Works meeting to allow time for their members to discuss the proposed fences at their meeting.

Staff is recommending that the Fence Height Exception be continued to the September 27, 2005 Public Works meeting as a courtesy to the Chapel Valley Homeowners Association.