

STAFF REPORT

June 9, 2009

No. 09FV007 - A Fence Height Exception to allow a 9 foot high fence in lieu of a six foot high fence in a Office Commercial Zoning District **ITEM**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Rick Holpp for Site Dynamics, Inc.
PROPERTY OWNER	John Skulborstad with a leased area to Verizon Wireless and Alltel Communications, LLC
REQUEST	No. 09FV007 - A Fence Height Exception to allow a 9 foot high fence in lieu of a six foot high fence in a Office Commercial Zoning District
EXISTING LEGAL DESCRIPTION	Lot 1, Vista Lake Subdivision #2, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.53 acres
LOCATION	4616 Jackson Boulevard
EXISTING ZONING	Office Commercial District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Park Forest District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/26/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the A Fence Height Exception to allow a 9 foot high fence in lieu of a 6 foot high fence in a Office Commercial Zoning District be approved with the following stipulation:

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

GENERAL COMMENTS:

The applicant has submitted a Fence Height Exception to allow a 9 foot high fence in lieu of

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a maximum 6 foot high fence in the Office Commercial District. In addition, the applicant has submitted a Major Amendment to a Planned Residential Development (File #09PD016) to allow additional cellular facilities on the property. In particular, the applicant is proposing to attach three antennas within the existing flagpole communication tower currently located on the property and to place four cabinets adjacent to the tower. Each cabinet will measure 30 inches deep by 31 inches wide by 77 inches high. The applicant has indicated that additional fencing will be constructed around the cabinets to match the existing 9 foot high cedar fence currently located around the tower and the existing equipment shelters.

The property is located northwest of the intersection of Chapel Valley Road and Jackson Boulevard. Currently, the old Johnson Siding Volunteer Fire Department structure is located on the southern portion of the property. In addition, Verizon Wireless has constructed the previously approved flagpole communication tower with an equipment shelter within the northern portion of the property. Alltel Communications, LLC has also co-located on the tower and constructed an equipment shelter west of the Verizon Wireless shelter.

STAFF REVIEW:

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

Fence: Currently, a 9 foot high cedar fence is located around the existing communication facilities located on the property. To date, a Fence Height Exception has not been approved for the existing fence. The applicant is proposing to add additional fencing within the leased area to screen and secure the cabinets that are being proposed as a part of the associated Major Amendment to the Residential Development Plan.

Staff has noted that the existing and proposed fence is not located within any sight triangles, nor will it obstruct any drainage ways. In addition, the fence serves to secure access to the flagpole tower and to screen the mechanical equipment associated with the tower. The height and design of the fence is also a typical design used around communication facilities. 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.