

Case No. 17PD026

Legal Description:

Lot 1 of Vista Ridge Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

To whom it may concern,

In regard to the new construction of Sonic Drive-In located at 502 Century Road (corner of East North and Century Road), we are requesting a change in the setback for our outbound canopy from 25 to 4 feet. The canopy will be positioned approximately 135 feet from East North street. With the size of this lot, this will allow for better traffic flow and an enjoyable experience for our guests. Here are a few points to justify this variance:

1. The main building does comply with the setbacks.
2. This will allow for a clean traffic flow for both ingress and regress to the property.
3. There is 135 feet between the property line and East North street.
4. Since we are a true "Drive-In" restaurant, the canopy provides cover for our guest's vehicles and is a major part of the overall experience.
5. The 2 existing locations in Rapid City have canopies within the setback. They were granted a variance.

Regarding the parking, we are a drive-in restaurant that operates much different than traditional quick service restaurants. As an example, we do 6.5% of our sales in the inside dining room at the Sonic located at 815 Jackson Blvd (27.5% drive in and 66% drive thru). A traditional quick service restaurant will do approximately 45% dine in and 55% drive thru sales. In addition, our guests use our canopy stalls to park for the inside dining. Our new location has a covered patio area with fully operational garage doors for guests that would like a dine in experience.

Thank you for the consideration of these variances. Please feel free to contact me if you need any further information.

Thank you,



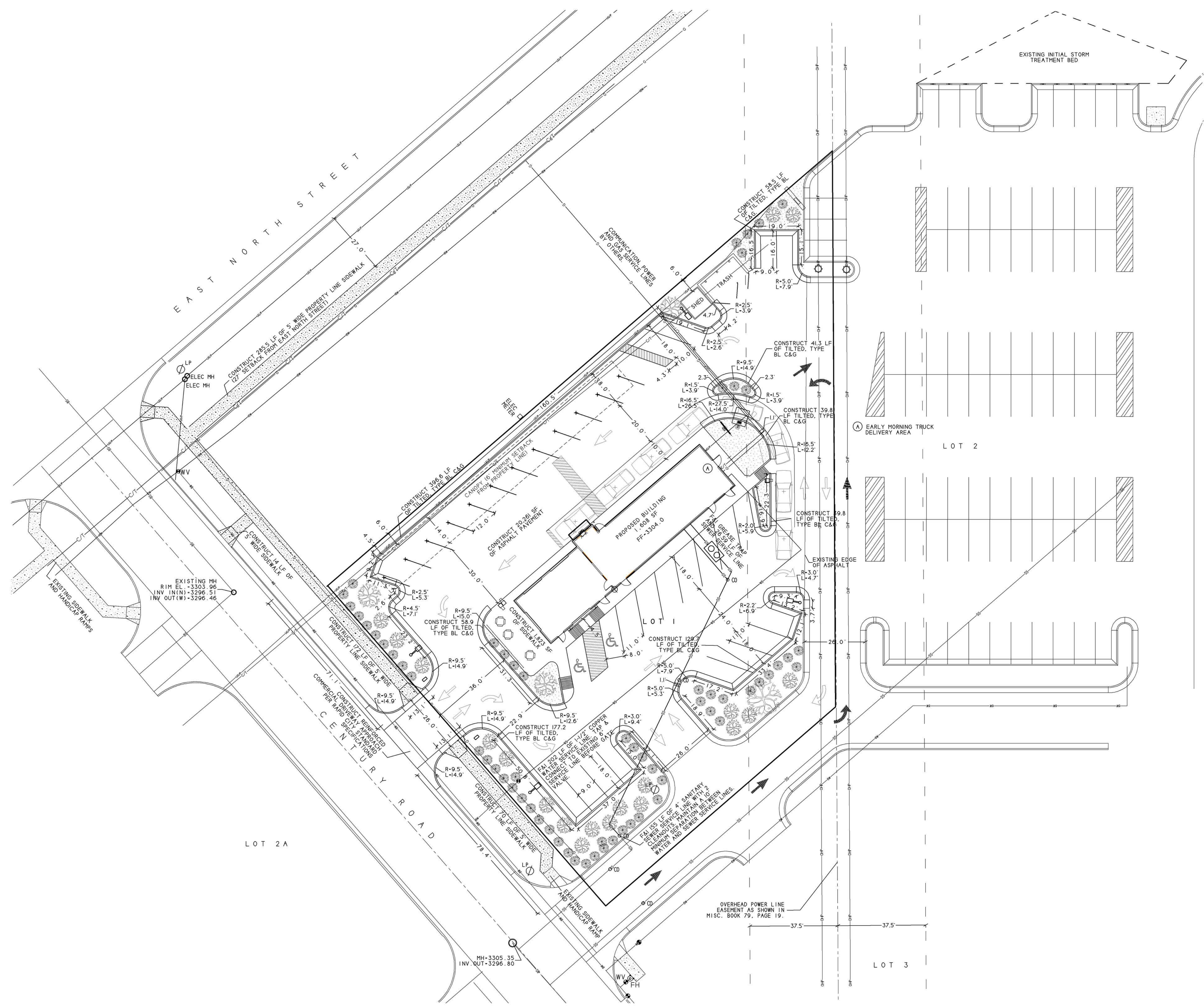
Bryant Morrison
Sonic Drive-In
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MAY 25 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES



LANDSCAPING REQUIREMENTS: LOT 1

DISTURBED AREA	37,418 SF
BUILDING AREA	1,608 SF
5,670 SF GRASS (110 PTS PER SY)	6,300
62 SHRUBS (250 PTS EA.)	15,500
20 SMALL TREES (500 PTS EA.)	10,000
3 MEDIUM TREES (1,000 PTS EA.)	3,000
1 LARGE TREES (2,000 PTS EA.)	2,000
TOTAL POINTS NEEDED	35,810
TOTAL POINTS PROVIDED	36,800

PARKING REQUIREMENTS:

RESTAURANT, FAST FOOD (11 SPACES PER SQUARE FEET GROSS FLOOR AREA PLUS 7 PER DRIVE THROUGH LANE)	2,808 SF - 31 SPACES
ONE DRIVE THROUGH LANE	7 SPACES
TOTAL STALLS PROVIDED	33 SPACES (INCLUDING 2 HC) 7 SPACES (DRIVE THRU LANE)

- GRASS (10PTS PER SY)
- BLUE GRASS
 - WESTERN WHEAT SPECIES
 - BUFFALO GRASS
 - GRAMMA GRASS
 - BIG BLUE STEM
 - LITTLE BLUE STEM
 - INDIAN GRASS
 - NEEDLE AND THREAD
 - GREEN NEEDLE
- SHRUBS (250 PTS EACH)
- DECIDUOUS CHOICES:
- BARBERRY (GOLDEN, ROSE GLOW)
 - CURRANT (ALPINE)
 - POTENTILLA (CORINATION TRIUMPH, GOLD DROP, GOLDFINGER)
 - ROSE, HARDY SHRUB
 - SPIREA (GOLDMOUND)
- EVERGREEN CHOICES:
- ARBOVITAE, GLOBE (HETZ MIDGET)
 - JUNIPER (MINT JULEP, COMPACT PFITZER, SEA GREEN, SAVIN)
- SMALL TREE (500 PTS EACH)
- CHOKECHERRY, AMUR
 - MOUNTAIN ASH, SHOWY
 - ASPEN, QUAKING
 - BIRCH, RIVER
 - CRABAPPLE, SPRING SNOW
 - OLIVE, RUSSIAN
 - LILAC, JAPANESE TREE
- MEDIUM TREE (1000 PTS EACH)
- HONEYLOCUST, "IMPERIAL", "SKYLINE", "SHADEMASTER"
 - LINDEN, LITTLE LEAF, "GREENSPIRE"
- LARGE DECIDUOUS TREE (2000 PTS EACH)
- ASH, GREEN "PATMORE", "KINDRED", "PRAIRIE SPIRE"
 - HACKBERRY
 - KENTUCKY COFFEE TREE
 - LINDEN, AMERICAN "SENTRY"
 - MAPLE, AUTUMN BLAZE
 - ORIO BUCHEVE

REVISIONS: 6-13-17 CANOPY 6'
SETBACK, PROPERTY LINE LINE
SDWK EXTENDED TO EAST NORTH
SDWK. ADDED TRUCK DELIVERY
ROUTE, PER CITY

