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
South Dakota

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MAY 25 2017
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