

## THE LOST STEER

The Lost Steer is a family run steak house with on-sale liquor (malt beverage). Our steaks will bring a new and unique taste to the area. Our family believes firmly that the cut of meat being the foundation to the meal. As such ours will be provided exclusively by local producers, and processed locally. Our secret family recipes have been developed over multiple generations. Unlike so many others whose menu consists of a multitude of dishes, we truly offer a steak house menu. In addition to our locally grown steaks, we provide other selections native to the region such as Buffalo and slow cooked barbeque ribs. The majority of our patrons are working families that enjoy a hearty meal at reasonable prices.

The location for The Lost Steer has always operated as a restaurant with a malt beverage license. The building was moved on site in the 70's and offers a seating capacity appropriate to our operation with an open kitchen complimentary to our neighborly atmosphere. The restaurant is located on a small 1/3 acre lot, with an additional 1/3 acre being an accessory to the operation as the septic system and additional parking are located within its boundaries.

During the preparation of this venture we have determined some areas for improvement to its current non-conforming status.

**PARKING:** The existing site has approximately 25 parking spaces with one being a handicapped spot. Based on building footprint of 2974 square feet and an additional 1000 square feet in the rear for outdoor seating the parking requirement is increased to 44 spots. The additional parking brings the required handicapped stalls to two. Our proposed plan will provide 46 parking spots with an additional 3 non-conforming spots to be used for employee parking. The additional parking approximately 8900 square feet will be paved utilizing asphalt millings.

**Landscaping:** The combined lot size is approximately 31877 square feet, with a building footprint of 2974 square feet the required landscape points are 28903. The proposed plan will utilize approximately 10543 square feet of grass (11714 pts), 20 juniper shrubs (5000 pts) and 7 poplar trees (12000 pts) for a total of 30714 points. The locations of the shrubs and trees are shown on the landscaping plan.

**Fire:** The size and occupancy of this building would normally not be required to have an automatic sprinkler system. However, we would like to provide beer at this restaurant and therefore the code requires a sprinkler system be installed. This update will require a significant financial commitment. The fire department has agreed to allow three years to complete this upgrade. The written agreement should be attached to this application.

As it is our hope to be open in time for the Sturgis Rally we are most appreciative that the planners, engineers, emergency agencies, inspectors, review staff and support staff of Rapid City have beyond the call of duty to address this application in such an expeditious manner.

Sincerely,

