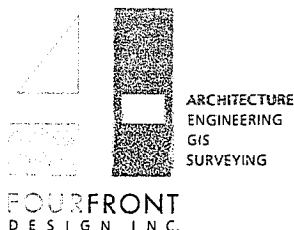


No. 10PD028 Item 41



**Request for Exception**

**Project:** Major Amendment to the PCD for the Dakota Steakhouse

**Date:** 4/6/2010

**Submitted by:** FourFront Design, Inc. on behalf of Sigbjornson, LLLP

**Legal Description:**

Lots A and B of Lot 1 of Lot D less Lot H1, K-W subdivision, Section 28, T2N, R8E, BHM, Pennington County, South Dakota

**Description of Request:**

That an exception to the requirement for a sidewalk along Edwards Street be granted (see item 3 of staff report April 8, 2010).

**Justification:**

The existing Edwards Street is a rural section. A rural section does not typically have sidewalk. Any sidewalks required along Edwards Street and adjacent to the property line will not have any current connections to existing sidewalk. A required sidewalk one foot off the property line and within the right-of-way would also have no direct or convenient route to the restaurant except at the main vehicular access off Edwards Street. A landscaped detention feature is planned between the restaurant parking area and the street property line. There is currently no development west of the Comfort Suites motel but here is a significant grade change between these properties along the south property line of Edwards Street. It is therefore not conducive for the continuation of a sidewalk to the west.

The Owners of the proposed Dakota Steakhouse are also requesting that no sidewalk be required along Elk Vale Road. This roadway is classified as a highway and no sidewalks have been required along this route.

Realistically, pedestrian traffic between the motel and restaurant will probably be through the adjacent parking lots because this is the most direct route. Customers visiting the motel or restaurant will not use a sidewalk that's not a direct route between the two businesses.

Submitted by:  
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**RECEIVED**

APR 07 2010

Rapid City Growth  
Management Department