
[Planning and Development Listserv] Drive-through regulations survey

Benjamin Ross <bross@ess-inc.com>

Thu, Feb 2, 2023 at 4:01 PM

To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Cc: Lisa Driskel-Hawxby <lisa.driskel-hawxby@como.gov>

Hi Clint,

Please see the e-mail chain below and consider it a comment on the proposed drive-through regulations. Per the Assistant Police Chief, the Police Department thinks making service windows not visible from the street "hurts public safety." The yellow highlighting is mine.

Could you please respond to my previous e-mail asking for confirmation that ATMS are included as drive-up facilities that would be required to be screened so they are not visible from the street? I am planning to reach out to some local bank executives on this issue and hopefully get them to comment on the online survey.

Thanks,

Ben



Benjamin A. Ross, P.E., PTOE
Vice President - Engineering

 573.449.2646 ext. 226

 www.ess-inc.com

 bross@ess-inc.com



Licensed Professional Engineer in MO, KS, TX, IL

From: Curtis Perkins <Curtis.Perkins@como.gov>

Sent: Thursday, February 2, 2023 2:40 PM

To: Benjamin Ross <bross@ess-inc.com>

Subject: Fwd: FW: Drive-through regulations survey

Ben,

Below is the response from Assistant Chief Brian Richenberger.

Sgt. Curtis Perkins

Columbia Police Department

Traffic Unit & Special Events

573-874-7652

curtis.perkins@como.gov

----- Forwarded message -----

From: **Brian Richenberger** <Brian.Richenberger@como.gov>

Date: Thu, Feb 2, 2023 at 10:01 AM

Subject: Re: FW: Drive-through regulations survey

To: Curtis Perkins <Curtis.Perkins@como.gov>

The visibility concern is valid however I do not think it rises to the level of making it a requirement. There are numerous businesses that are constructed in a way that we aren't able to see inside while driving by.

*The porte-cochere mentioned above would be like the new Culvers on Stadium Blvd. The City made this business build the screen wall so people on Stadium (a 9-lane wide state highway), and the people at the Wendy's restaurant or in the Columbia Mall parking lot across the street **or officers driving by cannot see the service window**. I think this is an unnecessary use of resources that drives up development cost **and hurts public safety**. **In my opinion, protecting residential neighborhoods from drive-up service window impacts is good but is unnecessary in commercial areas like the new Culvers.***

I agree with the above statement.

Brian Richenberger

Assistant Chief of Police

Columbia Police Department

573-441-5471

On Thu, Feb 2, 2023 at 9:16 AM Curtis Perkins <Curtis.Perkins@como.gov> wrote:

See email string below.

Ben Ross is wanting to know our thoughts on this topic. I weighed in on the traffic side of the drive thru windows. He wants to know about the visibility of the store during patrol. I didn't know what stance we wanted to take or not comment on at all.

Sgt. Curtis Perkins

Columbia Police Department

Traffic Unit & Special Events

573-874-7652

curtis.perkins@como.gov

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From: **Benjamin Ross** <bross@ess-inc.com>

Date: Wed, Feb 1, 2023 at 5:00 PM

Subject: RE: FW: Drive-through regulations survey

To: Curtis Perkins <Curtis.Perkins@como.gov>

Thanks Curtis. I agree with you on preventing traffic backing up out of a site onto the roadway.

Any thoughts on screen walls that makes the service window not visible from the road?

Exciting news on the SS4A grant!


Thanks,

Ben



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Licensed Professional Engineer in MO, KS, TX, IL

From: Curtis Perkins <Curtis.Perkins@como.gov>

Sent: Wednesday, February 1, 2023 4:56 PM

To: Benjamin Ross <bross@ess-inc.com>

Subject: Re: FW: Drive-through regulations survey

Ben,

It has been a busy week. Sorry for not getting back to you sooner.

From the traffic safety perspective: My concern is with having enough space on the lot to handle the drive through traffic without interfering with roadway traffic and causing back-up.

Sgt. Curtis Perkins

Columbia Police Department

Traffic Unit & Special Events

573-874-7652

curtis.perkins@como.gov

On Fri, Jan 27, 2023 at 9:14 AM Benjamin Ross <bross@ess-inc.com> wrote:

Hi Curtis,

Please see the e-mail below. As the "safety" person at the Columbia Police Department, I would like your opinion on a proposed City ordinance change. In the past drive-up service windows in Columbia were allowed to face public streets. Since 2017, with the adoption of the Uniform Development Code, City ordinance prohibits this. Changes to this ordinance are currently being discussed. Here is a snip from the City Council memo about this topic:

Currently, the UDC prohibits the location of service windows for drive-up facilities on any side of a building that faces a street. The principal change proposed with this amendment is to allow service windows to be located on the sides of a building that face a street when several conditions are met that will screen the service windows. Screening can be accomplished by constructing a porte-cochere or by significant grade differences that make the service window not visible from the street.

I would think the police would like to be able to drive by an ATM, or bank teller window, or other business drive-up service window and be able to see what is happening from the street.

The porte-cochere mentioned above would be like the new Culvers on Stadium Blvd. The City made this business build the screen wall so people on Stadium (a 9-lane wide state highway), and the people at the Wendy's restaurant or in the Columbia Mall parking lot across the street **or officers driving by** cannot see the service window. I think this is an unnecessary use of resources that drives up development cost and hurts public safety. In my opinion, protecting residential neighborhoods from drive-up service window impacts is good but is unnecessary in commercial areas like the new Culvers.



Have you or others at the Police Department followed this proposed ordinance? Does your Department have an opinion about this?

See you at the next Vision Zero meeting.

Thanks,

Ben

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

The City of Columbia's Planning and Zoning Commission is seeking input from the public regarding proposed changes to drive-through regulations. Please complete the survey to share your viewpoint. If you would like additional information on the proposed changes, please see the links below to download a report and the actual text that is being proposed. The discussion involving drive-throughs begins halfway down on page 2 of the report.

[Quoted text hidden]

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----- Forwarded message -----

From: Benjamin Ross <bross@ess-inc.com>

To: "clinton.smith@como.gov" <clinton.smith@como.gov>

Cc:

Bcc:

Date: Tue, 31 Jan 2023 20:51:35 +0000

Subject: FW: [commdev-l] Drive-through regulations survey

Hi Clint,

I am planning to share the link to the on-line survey below with some bankers I know.

Do I understand the draft ordinance correctly, as currently written, would require future drive-up facilities facing streets, like the two bank ATMs below, to have screening that would make the ATM not visible from the street?

Thanks,


Ben





Benjamin A. Ross, P.E., PTOE
Vice President - Engineering

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 bross@ess-inc.com



Licensed Professional Engineer in MO, KS, TX, IL

From: Lisa Driskel-Hawxby <lisa.driskel-hawxby@como.gov>
Sent: Tuesday, January 24, 2023 3:19 PM
To: Lisa Driskel-Hawxby <lisa.driskel-hawxby@como.gov>
Subject: Fwd: [commdev-I] Drive-through regulations survey

Good afternoon,

If you have already received the information below, my apologies for the duplication. If you have not, please be aware of possible changes that would impact businesses operating with a drive-through, and the call for public comment.

Best,

Lisa Driskel Hawxby, MEd

Business Development Specialist

Regional Economic Development Inc. - REDI

lisa.driskel-hawxby@como.gov

500 East Walnut, Suite 102, Columbia, MO 65201

Main: 573.442.8303 Office: 573.441.7676 Cell: 573.825.6072

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From: **Bill Cantin** <Bill.Cantin@como.gov>

Date: Mon, Jan 23, 2023 at 3:18 PM

Subject: [commdev-l] Drive-through regulations survey

To: NANews <nanews@gocolumbiamo.com>, Planning Listserv <pz-l@gocolumbiamo.com>, CD Listserv <commdev-l@gocolumbiamo.com>

The City of Columbia's Planning and Zoning Commission is seeking input from the public regarding proposed changes to drive-through regulations. Please complete the survey to share your viewpoint. If you would like additional information on the proposed changes, please see the links below to download a report and the actual text that is being proposed. The discussion involving drive-throughs begins halfway down on page 2 of the report.

Link to survey: <https://forms.gle/WQuy7n2MGr5Zr7R68>

A public hearing for the proposed changes will be scheduled for February 23, 2023. In addition to completing this survey, you may attend the public hearing to provide comments directly to the Commission. You may also submit written questions or comments to the project manager, Clint Smith, at the offices of the City's Planning Division at clinton.smith@como.gov.

[Click here](#) to download the report that explains the proposed changes in more detail.

[Click here](#) to download the actual text amendments.

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FW: [commdev-l] Drive-through regulations survey.eml

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