

- (A) The proposed conditional use (drive-up facility or drive thru) is a conditional accessory use permitted by the M-DT zoning district and thus complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan. A few examples of such consistency are as follows:
 - a. It is fiscally sustainable growth that causes no additional infrastructure costs for the City as it connects to existing facilities
 - b. It is within the urban services area
 - c. It is infill development
 - d. It is accommodating to non-motorized transportation with additional construction and facilities encouraging pedestrian and bicycle traffic
 - e. Approval attracts a new business to the metro area
- (C) The proposed conditional use is in conformance with character of adjacent area, within the same zoning district, in which it is located. A similar type of use is immediately east and across Providence Road, which utilizes the same conditional use. The conditional use is also utilized at another business located within the same center.
- (D) Adequate access is provided and is designed to prevent traffic hazards and to minimize traffic congestion. The site will utilize existing access points to and from Providence Road. Recent traffic impact studies related to similar conditional uses have shown that traffic flow along Providence Road will not be significantly impacted by the proposed conditional use.
- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided. The site has access to all City of Columbia utilities and there is adequate capacity to accommodate the primary use which the conditional use will accompany.
- (F) The proposed variance will not cause significant adverse impacts to the surrounding properties. The owner of the surrounding properties west of Providence Road is requesting the conditional use permit and has stated that no adverse impacts will result to its property. The property immediately east of the site also has a drive-thru and will not be impacted. Development of the site as proposed will provide benefits to the area in the form of better pedestrian access and bicycle parking and facilities. Those improvements as well as the additional vehicular traffic (e.g., Lucky's will certainly benefit from additional foot/bicycle/vehicular traffic in the shopping center) will benefit the surrounding properties.