

**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF ADJUSTMENT**

(Relative to a decision made by an official of the City of Columbia or for a variance.)

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing at a meeting of said Board in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 14th day of February 2023**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal:

**An appeal of Daniel Wagner III (attorney), on behalf of St. Peters Shopping Center, LLC (owner) and 7Brew Coffee (Lessor), from the denial of the Community Development Department to permit construction of a new drive-thru coffee restaurant on real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board grant relief from various form-based design provisions applicable to the M-DT (Mixed-use Downtown) Urban General West zoning district, relief from Urban Space Standards and street light placement within the public right of way, and authorization to exceed on-site parking limitations on property addressed as 209 S. Providence Road which are not permitted by Section 29-4.2 [M-DT Form-based Controls], Appendix A, Section A-10 [Street Standards], and Section 29-4.3 [Parking and Loading] of the Unified Development Code.**

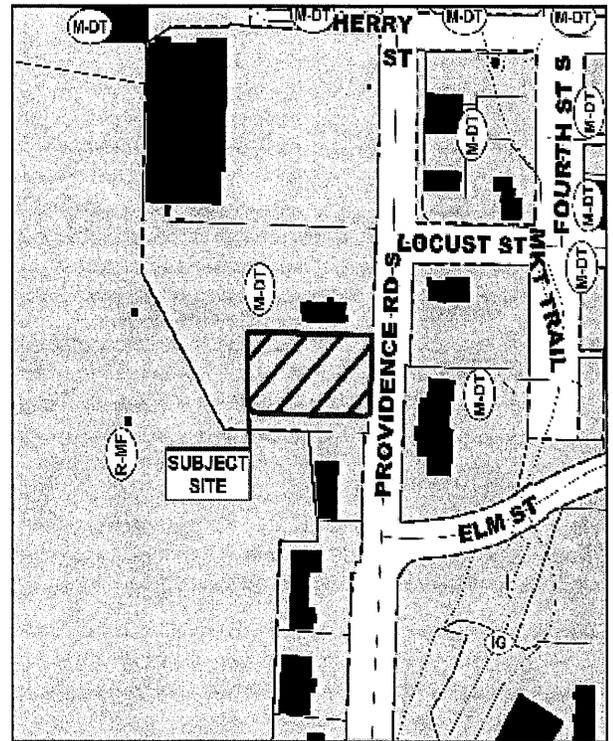
Said real estate being described as follows:

Lot 1 University Centre Subdivision recorded in Plat Book 54, Page 2 of the Boone County records.

known as, or located at **209 S. Providence Road**

BOARD OF ADJUSTMENT  
City of Columbia, Missouri

By Peter Norgard, Chairman



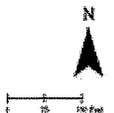
Case # 73-2023 - 209 S. Providence Road

**Variances**



Parcel Data Source: Boone County Assessor  
Created by the City of Columbia - Community Development Department

City Zoning Parcels



**LETTER OF NOTICE TO PARTIES IN INTEREST**  
(PERTAINING TO PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT)

DATE: January 27, 2023

TO: Whom it may concern

RE: **An appeal of Daniel Wagner III (attorney), on behalf of St. Peters Shopping Center, LLC (owner) and 7Brew Coffee (Lessor), seeking relief from various form-based design provisions applicable to the M-DT (Mixed-use Downtown) Urban General West zoning district, relief from the Urban Space Standards and street light placement within the public right of way, and authorization to exceed on-site parking limitations associated with the proposed construction of a new drive-thru coffee restaurant on property addressed as 209 S. Providence Road which are not permitted by Section 29-4.2 [M-DT Form-based Controls], Appendix A, Section A-10 [Street Standards], and Section 29-4.3 [Parking and Loading] of the Unified Development Code.**

Notice of public hearing before the Board of Adjustment of the City of Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

Lot 1 University Centre Subdivision recorded in Plat Book 54, Page 2 of the Boone County records.

known as, or located at **209 S. Providence Road (see map on back)**

Notice is hereby given that there will be a public hearing before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **14<sup>th</sup>** day of **February 2023**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri.

As a property owner, tenant, or Neighborhood Association, within 185-feet of the subject site, you have been identified as a party in interest to this application or appeal. The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

**Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs**

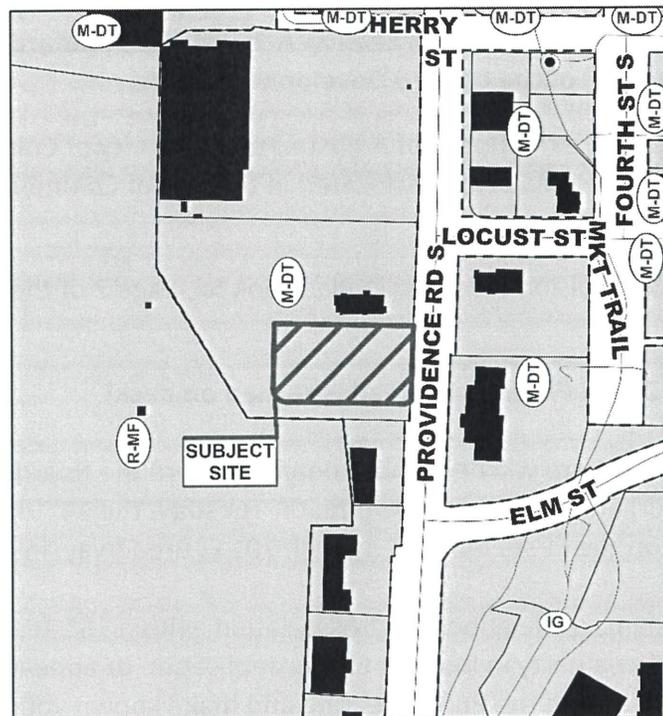
The filed copy of the Notice of Appeal or Notice of Application is available within the office of the Community Development Department at 701 E. Broadway, Columbia, Missouri (5<sup>th</sup> Floor). A staff report on the request will be available 7 days prior to the scheduled public hearing and can be obtained from [www.como.gov/CMS/webcal/](http://www.como.gov/CMS/webcal/) by selecting the Board of Adjustment agenda for the February 14, 2023 meeting from the City Calendar.

Notices of the public hearing are being published in a newspaper circulated within the City of Columbia, Missouri. The relative property is, or will be, posted with a notice pertaining to the public hearing.

Signed: Patrick R. Zenner

Patrick R. Zenner, Development Services Manager  
701 E. Broadway  
Columbia, Missouri 65201  
Telephone: (573) 874-7239

E-mail: [planning@como.gov](mailto:planning@como.gov)



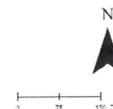
Case # 73-2023 - 209 S. Providence Road

**Variances**



Parcel Data Source: Boone County Assessor  
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City Zoning Parcels



Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

573.874.7474 Service Counter  
573.874.7239 Administrative Offices

701 E. Broadway, P.O. Box 6015  
Columbia, Missouri 65205

CoMo.gov  
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.

Parties in Interest

Owner	Address	City	State	Zip Code
TKG ST PETERS SHOPPING	211 N STADIUM BLVD STE 201	COLUMBIA	MO	65203
PROVIDENCE LAND	6800 S LAKOTA RIDGE LN	COLUMBIA	MO	65203
COLUMBIA CEMETERY ASSN	3580 W SOUTHERN HILLS DR	COLUMBIA	MO	65203
CITY OF COLUMBIA ETAL	PO BOX N	COLUMBIA	MO	65205
BSB-LB PROVIDENCE LLC &	6700 TOWER CIR STE 1000	FRANKLIN	TN	37067
	WARD 4 COUNCIL MEMBER - 701 E BROADWAY	COLUMBIA	MO	65201
	PARK HILL NEIGHBORHOOD ASSOC - 201 WEST PARKWAY	COLUMBIA	MO	65203