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December 29, 2023

Honorable City Mayor & Council
City of Columbia
706 East Broadway
Columbia, MO 65205

RE: CUP Application
7Brew Coffee
209 S. Providence Road

Dear Honorable City Mayor & Council:

On behalf of Brew Crew, LLC, we are requesting a condition use permit for a drive-through associated with a proposed coffee shop at 209 South Providence Road located between Raising Canes and Custom Complete Automotive. Enclosed with this request is a site plan for the project showing the site layout with pedestrian and vehicular circulation, grading and storm water management, and the utility services, the property description, and a traffic impact analysis.

The existing property is currently undeveloped, with the exception of an existing, full access, private driveway located on the southern portion of the property that provides access to this site, Raising Canes, and Custom Complete Automotive. This driveway provides access to the traffic signal at Providence and Locust Street. The site falls west to east with approximately 16 of feet vertical relief.

The proposed development includes the construction of a single-story 937 square feet (sf) +/- coffee shop, outdoor patio, two lane drive-through, and associated accessory cooler and parking. Access to the drive-through has been located on the west side of the property and provides 10 vehicular stacking spaces outside the existing private driveway with an exit towards the west side of the site. This entry and exit location provides separation from Providence Road traffic as well as pedestrian traffic. In addition, on-site parking is provided with access separate from the drive-thru with an entry only access directly across from the Custom Complete Automotive driveway. This site complies with M-DT zoning district standards, with the exception of variances granted by the Board of Adjustment on February 14 and December 12, 2023. The attached traffic impact analysis conducted by Lochmueller Group that shows that this development will not cause any adverse impact to Providence Road or the Private Drive.

The proposed development of this site is consistent with the goals of the Columbia Imaged plan. This proposed development is located in the urban service area on an in-fill site adjacent to existing public infrastructure conforming with the Land Use and Growth Management Policy Three: Prioritize Infill Development. In addition, this development meets the goals of Environmental Management as it does not impact environmentally sensitive areas, steep slopes, floodplains, or agricultural ground. This development also meets the Mobility, Connectivity, and Accessibility Policy One by developing a walkable, bikeable, and wheelable development near the MKT trail. In addition, this development

provides street lighting, increased sidewalk width, and landscaping which are currently not present on the site frontage.

The proposed drive-through is consistent with the surrounding development. Along this block of Providence Road Hardee's, Taco Bell, Raising Canes, and Walgreens all have drive-throughs. Please see the attached exhibit showing the surrounding development.

We are requesting a conditional use permit that will allow the construction of a drive-through to serve the proposed 7Brew Coffee at 209 South Providence Road. This proposed drive-though is consistent with the surrounding development. The proposed development is consistent with the goals of the Columbia Imaged Plan, and the site has been designed to prevent adverse impacts to Providence Road and to improve the walkability of the area. Thank you for your consideration of this request.

Respectfully submitted,

Matthew A. Kriete, P.E.
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