



February 17, 2023

RE: Amendment request of Village Square Shopping Center, 1st Amendment PUD for Scooters Coffee

Dear Planning Department,

Scooter's Coffee is very excited to be working with the City of Louisville and become an appreciated member of the community. The purpose of this letter is to formally request a PUD amendment to the existing Village Square Shopping Center, 1st Amendment dated August 7th 1980 with a reception number of 406570. The 1st Amendment is the only known change to the PUD that is titled using the term Amendment. Two other changes to the PUD have occurred over the years but have been approved and recorded as new PUD's. These are Village Square Mixed-Use Redevelopment Project PUD and The Rose & Raven PUD with reception numbers 03351431 and 03876977, respectively.

The purpose of this proposed amendment is to remove a portion of an existing parking lot and construct Scooters Coffee drive thru coffee shop. No indoor seating or walkup business is proposed, drive thru only. Scooter's roots are set in the drive thru model with a motto "Amazing People, Amazing Drinks, Amazingly Fast". Customer service and sharing smiles is their priority along with speed is what helps them maintain the consistency customers expect. This location will employ approximately 10-15 employees and partner alongside the local neighborhood to support and respect its families and patrons.

Signage is the only waiver being requested at this time. Details of this request are outlined in the attached letter from Springfield Sign:

Thank you,
LEGACY DESIGN GROUP

Craig B. Larsen, P.E.
Applicant's Representative, Project Civil Engineer

City of Louisville, Co.

749 Main Street

Louisville, Co. 80027

PUD Request:

Scooter's Coffee 645 E. South Boulder Road

We are to understand by code, that we are allowed 1 primary sign at 1 square foot per lineal foot of building length, and a secondary sign being 0.5 square foot per lineal foot of building length. Making our allowance of the primary sign at 36.92 square feet and the secondary sign at 18.46 square feet. We are requesting that we be allowed Signs on the East and West elevations of the building at 40.20 square feet. We are requesting both side walls in Lieu of our Logo on the front and back of the building and the freestanding sign along Boulder Road due to the lack of vision.

The situation of the property along Boulder Road creates a visual impairment of our business, due to the building to the West sitting closer to the road, as well as the existing trees in the median traveling East, could cause a knee jerk reaction for possible guests to enter the drive safely, and for most guests turning around at the next drive is not a realistic option, and making the west bound traffic the best option for business, thus creating this subsequent request.

The franchise encourages wall signs on all four walls for advertising and a freestanding sign along the road. Our buildings are architecturally designed for the walls to contain signage that is aesthetically pleasing. The signs are modest in size and aesthetically and architecturally fit the overall design of the building. Being a drive thru business only requires that the business be seen, and the inefficiencies of proper way finding will translate into reduction of business being directed to the business,

when the property cannot be properly identified outside of it's physical boundaries.

The granting of this request would not be detrimental to the public's welfare or injurious to property improvements in our neighborhood or zoning district. Our sign is modest in sizing and coloring, nor does it "overwhelm" the building design or compromise the buildings architectural appeal of the property or surrounding properties.

Granting of this request will provide visual knowledge to the public and provide them with proper way finding which could decrease potential traffic congestion and improve public safety.

We are respectfully asking for you to review our requests, see our need, and approve our request.

Sincerely,

Chris Hampton

A handwritten signature in black ink that reads "Chris Hampton". The script is cursive and fluid, with the first letters of "Chris" and "Hampton" being capitalized and prominent.

Springfield Sign

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65803, chrish@springfieldsign.com

417-862-2454