

Kimley»»Horn

October 8th, 2025

John Fussa
Community Development Director
jfussa@parkerco.gov

Re: **Neighborhood Meeting Waiver Request**
7 Brew Parker – Lincoln Professional Park Filing No. 1- Lot 2
18900 East Lincoln Avenue

Mr. Fussa,

Kimley-Horn and Associates, Inc. is requesting a waiver of the applicant-facilitated neighborhood meeting for the above-referenced project on behalf of ERC Hospitality (the “Site Developer”). We have provided some general information below about the proposed project for reference in your review.

GENERAL PROJECT INFORMATION

The site is part of the master development in the southeast corner of the intersection of Lincoln Avenue and Dransfeldt Road. It is located at Lincoln Professional Park Filing 1, Lot 2, the address 18900 East Lincoln Avenue. The current site is made up of approximately 1.05 acres of undeveloped land with utility stubs. The project is anticipated to consist of a two-lane 7 Brew coffee drive-thru with parking, a building with an associated cooler, landscaping, parking, and associated utility improvements. The site is zoned Mixed-Use Community (MC) per the Town’s Land Development Ordinance (LDO). Please see Exhibit A attached for the zoning map. The site’s MC zoning designation allows for drive-thru’s as a permitted by-right use and drive-thru’s as an accessory use by-right.

NEIGHBORHOOD MEETING WAIVER REQUEST

Per Chapter 13.03, section 030(d)(2)b, we would like to request the requirement for an applicant-facilitated neighborhood meeting be waived. The proposed site is a commercial use directly surrounded by other commercial uses. Due to the minor scope and size of the improvements as well as the use and location, we would like to request a waiver of the applicant-facilitated neighborhood meeting.

CONCLUSION

We appreciate your consideration in reviewing this request for a neighborhood meeting waiver. Please do not hesitate to contact me at 720-464-1878 or madeleine.reinke@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Madeleine Reinke, PE

