

Statement of Intent Worksheet

| F | For office use: | | |
|---|-----------------|------------------|-------------------|
| | Case #: | Submission Date: | Planner Assigned: |
| | 41-2024 | 12-22-23 | KA |

Please provide the following information, at a minimum, which shall serve as the statement of intent for the proposed PD (planned district) zoning:

1. The uses proposed in the PD District using the same names for uses, or combinations of those names, shown in Table 29-3.1. Such list may not contain any use that is not shown in Table 29-3.1 as that table appears at the time of the application.

See Attached Table 29-3.1 with proposed uses.

2. The type(s) of dwelling units proposed and any accessory buildings proposed.

No proposed dwelling units, building are for proposed daycare center and indoor recreation.

BUILDING 1 (Daycare Facility) SHALL NOT EXCEED 8,200SF. MAXIMUM HEIGHT OF 35FT BUILDING 2 (Indoor Rec Building) SHALL NOT EXCEED 12,000SF. MAXIMUM HEIGHT OF 35FT

PD Plan Is shown as phased development with Daycare facility or building #1 as the first phase.

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

N/A

4. Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

*MAXIMUM BUILDING HEIGHT = 35.0' FRONT YARD SETBACK = 25.0' REAR YARD/SIDE SETBACK = 10.0'

5. The total number of parking spaces proposed (on-site or off-site) and the parking ratio per dwelling unit. Where off-site parking is proposed documentation shall be provided showing compliance with the provisions of this Chapter.

45 Total Parking Spaces Proposed

| landscaping and the percent left in existing vegetation. | |
|--|-----------------------|
| 20% TO BE MAINTAINED IN OPEN SPACE (0.35 AC OF 1.79 AC) 20% LANDSCAPING 0% EXISTING VEGETATION | |
| Any amenities proposed, such as swimming pools, golf courses, tennis courts, houses. | hiking trails or club |
| At the discretion of the applicant, the statement of intent may included possed development, can be submitted on a separate form, and with | - |
| Signature of Applicant or Agent | Date |

KEENAN SIMON

Printed Name

6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | dentia | l | | Mixe | d Use | | | | Spec | ial Pur | pose | | Use- |
|---|-------|--------|------|------|------|---------|-----|------|------|----------|---------|------|-----------------|-------------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z- Z | M-C | M-DT | M-BP | <u>9</u> | 4 | 0 | PD | Specific Standards in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| RESIDENTIAL USES | | | | | | | | | | | | | | |
| Household Living | | | | | | | | | | | | | | |
| Dwelling, One-family Detached | Р | Р | Р | P | Р | Р | | | | | P | | Per PD Approval | (a) |
| Dwelling, One-family Attached | | Р | Р | | Р | Р | | | | | | | Per PD | (b) |
| Dwelling, Two-family | | Р | Р | | Р | Р | | | | | | | | |
| Dwelling, Live-work | | | С | | Р | Р | Р | Р | | | | | | (c) |
| Dwelling, Multi-family | | | Р | | Р | Р | Р | Р | | | | | | (d) |
| Manufactured Home Park | | | | Р | | | | | | | | | | |
| Second Primary Dwelling Unit | | | | | | | | | | | С | | | (e) |
| Group Living | | | | | | | | | | | | | | |
| Boarding House | | | Р | | Р | Р | Р | Р | | | | | roval | |
| Continuing Care Retirement Community | | | Р | | Р | Р | Р | Р | | | | | Per PD Approval | (f) |
| Dormitory/Fraternity/Sorority | | | Р | | Р | Р | Р | Р | | | | | _ | |
| Group Home, Large | | | Р | | Р | Р | Р | Р | | | | | | (g) |
| Group Home, Small | Р | Р | Р | Р | Р | Р | Р | Р | | | Р | | | (g) |
| Halfway House | | | С | | С | С | С | С | | | | | | (h) |
| Residential Care Facility | | | С | | Р | Р | Р | Р | | | | | | |
| Temporary Shelter | | | С | | С | С | С | С | | | | | | (i) |

| | 1 | | | | | | | | | | | | | 1 |
|-------------------------|--------|--------|------|-------|------|-----|-----|------|---------|----------|---|------|--------|------------------------------------|
| Zoning District | Resi | dentia | 1 | d Use | | | | Spec | ial Pur | pose | | Use- | | |
| | R-1 | R-2 | R-MF | R-MH | M-0F | N-N | M-C | M-DT | M-BP | <u>9</u> | A | 0 | PD | Specific Standard in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| PUBLIC and INSTITUTIONA | L USES | | | | | | | | | | | | | |
| Adult and Child Care | | | | | | | | | | | | | | |
| Adult Day Care Center | | Р | Р | | Р | Р | Р | Р | Р | | | | Per PD | |
| Family Day Care Center | А | A/C | Р | А | Р | Р | Р | Р | Р | | А | | Ğ | (j) |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resi | dentia | I | | Mixe | d Use | | | | Spec | ial Pu | rpose | | Use- |
|--|------|---------|--------|------|------|---------|---|------|------|----------|--------|-------|-----------------|--------------------------------------|
| | F-7 | R-2 | R-MF | R-MH | M-0F | Z- S | Σ | M-DT | M-BP | <u>9</u> | 4 | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Assembly or Lodge Hall | | | | | | С | Р | Р | | Р | | | roval | |
| Cemetery or Mausoleum | С | С | С | С | | | | | | | Р | | Per PD Approval | |
| Community/Recreation Center | Р | P | Р | | Р | Р | Р | P | Р | С | P | | Per | |
| Community Garden | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | | (hh) |
| Elementary/Secondary School | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | | |
| Funeral Home or Mortuary | | | | | С | С | Р | С | | Р | | | | (k) |
| Higher Education Institution | | | Р | | Р | Р | Р | Р | Р | С | | | | (1) |
| Hospital | | | | | Р | Р | Р | С | Р | Р | | | | |
| Museum or Library | С | С | С | | Р | Р | Р | Р | Р | С | Р | | | |
| Police or Fire Station | Р | Р | Р | Р | Р | Р | Р | Р | Р | С | Р | | | |
| Public Service Facility | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | | | |
| Public Park, Playground, or Golf Course | Р | P | P | P | P | Р | Р | P | P | | P | P | | |
| Religious Institution | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | Р | | |
| Reuse of Place of Public Assembly | С | С | С | С | | | | | | | | | | (m) |
| Utilities and Communications | | | | | | | | | | | | | | |
| Communication Antenna or Tower as a Principal Use | Sees | section | 1 29-3 | 3(n) | • | | | • | | | | | | (n) |
| Public Utility Services, Major | С | С | С | С | С | Р | Р | Р | Р | Р | Р | Р | | |

| Table 29-3.1: COLUMBIA, MISS | | | | | | \=Con | dition | al Acce | essory | use | T=Tem | nporar | y use | |
|---|-------|---------|----------|------|------|-------|--------|---------|--------|------|---------|--------|-----------------|--------------------------------------|
| Zoning District | Resid | dentia | l | | Mixe | d Use | | | | Spec | ial Puı | rpose | | Use- |
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z-Z | M-C | M-DT | M-BP | 9 | ⋖ | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Public Utility Services, Minor | С | С | С | С | Р | Р | Р | Р | Р | Р | Р | | | |
| Wind Energy Conversion System (WECS) as a Principal Use | See s | section | ı 29-3.: | 3(0) | | | | | | | | | | (0) |
| COMMERCIAL USES | | | | | | | | | | | | | | |
| Agriculture & Animal- Related | | | | | | | | | | | | | | |
| Agriculture | | | | | | | | | | | Р | | roval | |
| Comprehensive Marijuana Cultivation Facility | | | | | | | | | | Р | Р | | Per PD Approval | (qq) |
| Farmer's Market | Т | Т | Т | | Т | Р | Р | Т | Т | Р | Р | Р | | |
| Greenhouse or Plant Nursery | | | | | | | Р | | | Р | Р | | | |
| Medical Marijuana Cultivation Facility | | | | | | | | | | Р | Р | | | (qq) |
| Pet Store or Pet Grooming | | | | | | Р | Р | Р | С | С | | | | |
| Urban Agriculture | | | С | | Р | Р | С | С | | | Р | | | (p) |
| Veterinary Hospital | | | | | С | С | P | Р | Р | Р | | | | (q) |
| Food & Beverage Service | | | | | | | | | | | | | | |
| Bar or Nightclub | | | | | | С | Р | Р | | С | | | Per PD | |
| Restaurant | | | | | | Р | Р | Р | Р | Р | | | <u> </u> | (r) |
| Guest Accommodations | | | | | | | | | | | | | | |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | dentia | | | Mixe | d Use | | | | Spec | ial Pui | rpose | | Use- |
|--|------------------|--------|------|------|------|-------|-----|------|------|----------|---------|-------|--------------------|--------------------------------------|
| | - - - | R-2 | R-MF | R-MH | M-OF | N-N | M-C | M-DT | M-BP | <u>9</u> | 4 | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Bed and Breakfast | | С | С | | С | Р | Р | Р | | | | | Per PD Approval | (s) |
| Hotel | | | | | | | Р | Р | Р | Р | | | | |
| Travel Trailer Park | | | | | | | С | | | | С | | | |
| Office | | | | | | | | | | | | | | |
| Bank and Financial Institution | | | | | Р | Р | Р | Р | Р | Р | | | Per PD Approval | |
| Commercial or Trade School | | | | | Р | Р | Р | Р | Р | Р | | | Per PD | (t) |
| Consumer Lending Institution | | | | | Р | Р | Р | Р | Р | Р | | | _ | |
| Marijuana T esting Facility | | | | | | | Р | | Р | Р | | | | (qq) |
| Office | | | | | Р | Р | Р | Р | Р | Р | | | | |
| Research and Development Laboratory | | | | | Р | Р | Р | Р | Р | Р | | | | (u) |
| Wholesale Sales Office or Sample Room | | | | | | | Р | Р | Р | Р | | | | |
| Personal Services | | | | | | | | | | | | | | |
| Personal Services, General | | | | | P/C | Р | Р | Р | Р | Р | | | Per PD | (v) |
| Self-service Storage Facilities | | | | | | | Р | С | | Р | | | ď | (w) |
| Tree or Landscaping Service | | | | | | | Р | | Р | Р | | | | (00) |
| Recreation & Entertainment | | | | | | | | | | | | | | |
| Indoor Recreation or Entertainment | | | | | | Р | Р | Р | Р | Р | | | | |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | lential | | | Mixe | d Use | | | | Spec | ial Pu | rpose | | Use- |
|--|-------|---------|------|------|------|-------|-----|------|------|----------|--------|-------|--------------------|--------------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z- | M-C | M-DT | M-BP | <u>២</u> | ∢ | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Indoor Entert ain ment, Adult | | | | | | | С | | | С | | | roval | (x) |
| Outdoor Recreation or Entertainment | | | | | | | Р | | С | Р | С | С | Per PD Approval | (y) |
| Physical Fitness Center | | | | | | Р | Р | Р | Р | Р | | | | |
| Theatre, Drive-In | | | | | | | С | | | Р | | | | |
| Retail | | | | | | | | | | | | | | |
| Alcoholic Beverage Sale | | | | | | Р | Р | Р | Р | Р | | | Per PD Approval | (z) |
| Medical Marijuana Dispensary Facility | | | | | | | Р | Р | | Р | | | Per | (qq) |
| Comprehensive Marijuana Dispensary Facility | | | | | | | Р | Р | | Р | | | | (qq) |
| Pawn Shop | | | | | | Р | Р | Р | | Р | | | | (rr) |
| Retail, Adult | | | | | | | Р | Р | | Р | | | | (x) |
| Retail, General | | | | | | Р | Р | Р | | Р | | | (aa) | |
| Vehicles & Equipment | | | | | | | | | | | | | | |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | lential | | | Mixe | d Use | | | | Spec | ial Pur | pose | | Use- |
|--|-------|---------|------|------|------|--------|-------------|------|------|----------|---------|------|-----------------|--------------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z Z | ∑- W | M-DT | M-BP | <u>9</u> | ∢ | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Car Wash | | | | | | С | Р | Р | Р | Р | | | roval | |
| Gas Station or Fueling Center | | | | | | С | Р | Р | Р | Р | | | Per PD Approval | (uu) |
| Heavy Vehicle and Equipment Sales, Rental, and Servicing | | | | | | | | | | Р | | | Per | |
| Light Vehicle Sales or Rental | | | | | | | Р | Р | Р | Р | | | | (bb) |
| Light Vehicle Service or Repair | | | | | | С | Р | Р | Р | Р | | | | (cc) |
| Major Vehicle Repair and Service | | | | | | | Р | | Р | Р | | | | (cc) |
| Parking Lot, Commercial | | | | | | | Р | Р | Р | Р | | | | |
| Parking Structure, Commercial | | | | | | | Р | Р | Р | Р | | | | |
| INDUSTRIAL USES | • | | ı | ı | | | | ı | | ı | ı | ı | I | _ |
| Commercial Services | | | | | | | | | | | | | | |
| Heavy Commercial Services | | | | | | | Р | Р | | Р | | | roval | |
| Mechanical and Construction Contractors | | | | | | | С | | | Р | | | Per PD Approval | |
| Storage and Wholesale Distribution | | | | | | | | | Р | Р | | | <u>.</u> | (dd) |
| Manufacturing, Production and Extraction | | | | | | | | | | | | | | |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | lential | | | Mixe | d Use | | | | Spec | ial Pur | pose | | Use- |
|--|-------|---------|------|------|------|-------|-----|------|------|----------|---------|------|-----------------|--------------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z | M-C | M-DT | M-BP | <u>9</u> | 4 | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Artisan Industry | | | | | | C/P | C/P | C/P | C/P | Р | | | roval | (tt) |
| Bakery | | | | | | С | Р | Р | Р | Р | | | Per PD Approval | |
| Comprehensive Marijuana- Infused Products Manufacturing Facility | | | | | | | | | P | P | | | Perl | (qq) |
| Heavy Industry | | | | | | | | | | С | | | | |
| Light Industry | | | | | | | | | С | Р | | | | (ee) |
| Machine Shop | | | | | | | С | | | Р | | | | |
| Medical Marijuana-Infused Products Manufacturing Facility | | | | | | | | | Р | Р | | | | (qq) |
| Mine or Quarry | | | | | | | | | | С | С | | | |
| Transportation | | | | | | | | | | | | | | |
| Airport | | | | | | | | | | | С | | r PD roval | |
| Bus Barn or Lot | | | | | | | Р | | | Р | | | Per Appr | |
| Bus Station | | | | | | | Р | Р | | Р | | | | |
| Rail or Truck Freight Terminal | | | | | | | | | С | Р | | | | |
| Waste & Salvage | | | | | | | | | | | | | | |
| Sanitary Landfill | | | | | | | | | | | С | | Per PD | |
| Vehicle Wrecking or Junkyard | | | | | | | | | | С | | | Ğ | (ff) |

ACCESSORY USES

Office

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resi | dentia | | | Mixe | d Use | | | | Spec | ial Pur | pose | | Use- |
|---|------|---------|-------|------|------|---------|-----|------|------|----------|---------|------|-----------------|-------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-0F | Z- Z | M-C | M-DT | M-BP | <u>9</u> | ∢ | 0 | PD | Specific Standards in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Accessory/Commercial Kitchen | А | А | A | А | | | | | | | | | Per PD Approval | (ss) |
| Accessory Dwelling Units | С | А | А | | | | | | | | | | Per PD | (gg) |
| Backyard or Rooftop Garden | A | А | А | А | А | А | Α | А | А | | А | | _ | (hh) |
| Communication Antenna or Tower as an Accessory Use | Sees | section | 29-3. | 3(n) | | | | | | | | | | (n) |
| Customary Accessory Uses and Related Structures | A | A | A | A | A | А | A | A | A | A | A | A | | (ii) |
| Drive-Up Facility | | | | | CA | CA | А | CA | А | А | | | | (jj) |
| Home Occupation | А | А | А | А | А | А | Α | А | А | | А | | | (kk) |
| Home Occupation with Non- Resident Employees | CA | CA | CA | CA | | | | | | | | | | (11) |
| Outdoor Storage in Residential Districts | А | A | A | A | | | | | | | | | | (mm) |
| Wind Energy Conversion System (WECS) as a Principal Use | Sees | section | 29-3. | 3(0) | • | | | • | | • | | | | (0) |

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

| Zoning District | Resid | dentia | l | | Mixe | d Use | | | | Spec | ial Pur | pose | | Use- |
|---|-------|--------|------|------|------|---------|-----|------|------|------|---------|------|-----------------|--------------------------------------|
| | R-1 | R-2 | R-MF | R-MH | M-OF | Z- S | M-C | M-DT | M-BP | 9 | ∢ | 0 | PD | Specific Standards, in Section |
| LAND USE CATEGORY | | | | | | | | | | | | | | 29-3.3 |
| Temporary Construction Office or Yard | Т | Т | Т | Т | Т | Т | Т | Т | Т | Т | Т | Т | Per PD Approval | |
| Temporary Parking Lot | | | | | Т | Т | Т | Т | Т | Т | Т | Т | Per PD | |
| Temporary Real Estate Sales/Leasing Office | Т | Т | Т | Т | Т | Т | Т | Т | Т | | Т | | | (nn) |
| Temporary/Seasonal Sales or Event, Other | Т | Т | Т | | Т | Т | Т | Т | Т | Т | Т | Т | | |