



City of Columbia
Planning Department

701 E. Broadway, Columbia, MO
(573) 874-7239 | planning@como.gov

Statement of Intent Worksheet

For office use:

Case #: 41-2024	Submission Date: 12-22-23	Planner Assigned: 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

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

7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development, can be submitted on a separate form, and with additional pages.



Signature of Applicant or Agent

KEENAN SIMON

Printed Name

12.22.23

Date

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

P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
LAND USE CATEGORY														
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached	P	P	P	P	P	P					P			Per PD Approval
Dwelling, One-family Attached		P	P		P	P								
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						
Dwelling, Multi-family			P		P	P	P	P						
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			
Group Living														
Boarding House			P		P	P	P	P						Per PD Approval
Continuing Care Retirement Community			P		P	P	P	P						
Dormitory/Fraternity/Sorority			P		P	P	P	P						
Group Home, Large			P		P	P	P	P						
Group Home, Small	P	P	P	P	P	P	P	P			P			
Halfway House			C		C	C	C	C						
Residential Care Facility			C		P	P	P	P						
Temporary Shelter			C		C	C	C	C						

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

P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
LAND USE CATEGORY															
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)	
Hotel							P	P	P	P					
Travel Trailer Park							C				C				
Office													Per PD Approval		
Bank and Financial Institution					P	P	P	P	P	P					
Commercial or Trade School					P	P	P	P	P	P					(t)
Consumer Lending Institution					P	P	P	P	P	P					
Marijuana Testing Facility							P		P	P					(qq)
Office					P	P	P	P	P	P					
Research and Development Laboratory					P	P	P	P	P	P					(u)
Wholesale Sales Office or Sample Room							P	P	P	P					
Personal Services													Per PD		
Personal Services, General					P/C	P	P	P	P	P					(v)
Self-service Storage Facilities							P	C		P					(w)
Tree or Landscaping Service							P		P	P				(oo)	
Recreation & Entertainment															
Indoor Recreation or Entertainment						P	P	P	P	P					

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

P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3	
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD		
LAND USE CATEGORY															
Accessory/Commercial Kitchen	A	A	A	A										Per PD Approval	(ss)
Accessory Dwelling Units	C	A	A												(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A				(hh)
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)														(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive-Up Facility					CA	CA	A	CA	A	A					(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A				(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA											(ll)
Outdoor Storage in Residential Districts	A	A	A	A											(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)														(o)
TEMPORARY USES															

