



**City of Columbia**  
**Planning Department**  
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# Statement of Intent Worksheet

For office use:

|         |                  |                   |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
|---------|------------------|-------------------|

## 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.

Dwellings, One Family  
Detached Customary  
Accessory Uses

Well house and other  
accessory buildings needed  
by the H.O.A. to maintain the  
open/common lots of up to  
400 square feet in total.

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

One Family Detached Dwellings.

Well house and accessory buildings to maintain open/common lots of up to 400 square feet in total.

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

The proposed density is 37 single family detached homes on 7.49 acres for a density of 4.9 units per acre.

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.

Minimum Lot Size is 5,000 Sq. Ft. Maximum Building Height is 35 ft; Front yard Setback is a minimum of 20 feet; Rear yard setback is a minimum of 20 feet; Side yard on interior lots is a minimum of 5 ft.; Side yards on Corner side lot line is a minimum of 12.5 feet. The perimeter setback is correspondent to the rear and side yard setbacks as shown on the PD plan and indicated herein.

Not inclusive of the cluster mailboxes which are subject to USPS siting requirements, the well house and accessory building needed by the H.O.A. to maintain the open/common lots shall not be located within the public right-of-way or within any utility easement.

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.

Each Dwelling unit will have a 2-car garage and a 20-foot driveway providing 4 spaces for each of the homes. This totals to 148 spaces.

Parking is allowed on one side of 24'-wide private street. Appropriate signs shall be installed by HOA.

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.

The minimum Landscaping will be 47% of the total site. This area is greater than the previously approved plan.

Existing Vegetation will be 0%

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

The Arbor Falls of Old Hawthorne have access to all of the amenities of the Old Hawthorne Development. These range from Golf Course, Swimming Pool, Tennis Courts, pickleball courts, a large Club House and an abundance of open space.

**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**

9/16/21  
\_\_\_\_\_  
**Date**

**Jay Gebhardt**  
\_\_\_\_\_  
**Printed Name**

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