



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #: 81-2019	Submission Date: 2/25/2019	Planner Assigned: RWP
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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.

All permitted uses for M-N zoning as shown in Table 29-3.1 (see attached) of the UDC.

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

Commercial Building

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 is 35 feet
 -30 ft setback on South perimeter
 -25 ft setback on East and North perimeter
 -0 ft setback on West perimeter

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.

See Approved PD Plan

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.

See Approved PD Plan

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

None Proposed


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



Date



Printed Name

29-3.2 Permitted Use Table.

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	(a)
Dwelling, One-family Attached		P	P		P	P								(b)
Dwelling, Two-family		P	P		P	P								(c)
Dwelling, Live-work			C		P	P	P	P						(d)
Dwelling, Multi-family			P		P	P	P	P						(e)
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						(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P						(g)
Group Home, Large			P		P	P	P	P						(g)
Group Home, Small	P	P	P	P	P	P	P	P			P			(g)
Halfway House			C		C	C	C	C						(h)
Residential Care Facility			C		P	P	P	P						
Temporary Shelter			C		C	C	C	C						(i)

Permitted Use Table.: 29-3.2

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	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														
Restaurant						P	P	P	P	P				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Office														
Commercial or Trade School					P	P	P	P	P	P			Per PD Approval	(t)
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														
Personal Services, General					C	P	P	P	P	P			Per PD	(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P			Per PD	(oo)

Recreation & Entertainment														
Indoor Recreation or Entertainment						P	P	P	P	P				
Indoor Entertainment, Adult							C			C			Per PD Approval	(x)
Outdoor Recreation or Entertainment							P		C	P	C	C		(y)
Physical Fitness Center						P	P	P	P	P				
Theatre, Drive-In							C			P				
Retail														
Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)
Retail, Adult							P	P		P				(x)
Retail, General						P	P	P		P				(aa)
Vehicles & Equipment														
Car Wash						C	P	P	P	P			Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P				(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
INDUSTRIAL USES														
Commercial Services														

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LAND USE CATEGORY														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P			Per PD Approval	
Storage and Wholesale Distribution									P	P			Per PD Approval	(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P			Per PD Approval	
Bakery						C	P	P	P	P			Per PD Approval	
Heavy Industry										C			Per PD Approval	(ee)
Light Industry										C	P		Per PD Approval	
Machine Shop							C			P			Per PD Approval	
Mine or Quarry										C	C		Per PD Approval	
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P			Per PD Approval	
Bus Station							P	P		P			Per PD Approval	
Rail or Truck Freight Terminal									C	P			Per PD Approval	
Waste & Salvage														
Sanitary Landfill											C		Per PD	
Vehicle Wrecking or Junkyard										C			Per PD	(ff)
ACCESSORY USES														
Accessory Dwelling Units	C	A	A										Per PD Approval	(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A		Per PD Approval	(hh)
Communication Antenna or Tower as an Accessory Use	See 29-3.3(n)												Per PD Approval	(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	Per PD Approval	(ii)
Drive-Up Facility					CA	CA	A	CA	A	A			Per PD Approval	(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A		Per PD Approval	(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA									Per PD Approval	(ll)
Outdoor Storage in Residential Districts	A	A	A	A									Per PD Approval	(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)												Per PD Approval	(o)
TEMPORARY USES														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
Temporary Parking Lot					T	T	T	T	T	T	T	T	Per PD Approval	
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T		Per PD Approval	(nn)

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LAND USE CATEGORY														
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T		