



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

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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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

2/20/19

Date

Mary Gabbors

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	(f)
Continuing Care Retirement Community			P		P	P	P	P						(g)
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)	

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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															
PUBLIC and INSTUTIONAL USES															
Adult and Child Care															
Adult Day Care Center		P	P		P	P	P	P	P				Per PD		
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A		Per PD	(j)	
Community Service															
Assembly or Lodge Hall						C	P	P		P			Per PD Approval		
Cemetery or Mausoleum	C	C	C	C							P				
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P				
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P			(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P			
Funeral Home or Mortuary					C	C	P	C		P					(k)
Higher Education Institution			P		P	P	P	P	P	C					(l)
Hospital					P	P	P	C	P	P					
Museum or Library	C	C	C		P	P	P	P	P	C	P				
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P				
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P				
Public Park, Playground, or Golf Course	P	P	P	P	P	P	P	P	P		P	P			
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P			
Reuse of Place of Public Assembly	C	C	C	C											(m)
Utilities and Communications															
Communication Antenna or Tower as a Principal Use	See 29-3.3(n)													(n)	
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P			
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P				
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)													(o)	
COMMERCIAL USES															
Agriculture & Animal-Related															
Agriculture											P		Per PD Approval		
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P			
Greenhouse or Plant Nursery							P			P	P				
Pet Store or Pet Grooming						P	P	P	C	C					
Urban Agriculture			C		P	P	C	C			P				(p)
Veterinary Hospital					C	C	P	P	P	P					(q)
Food & Beverage Service															
Bar or Nightclub						C	P	P		C			Per PD		

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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					(oo)

Recreation & Entertainment															
Indoor Recreation or Entertainment						P	P	P	P	P			Per PD Approval		
Indoor Entertainment, Adult							C			C					(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				
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P			Per PD Approval	
Bakery						C	P	P	P	P				
Heavy Industry										C				
Light Industry										C	P			(ee)
Machine Shop							C			P				
Mine or Quarry										C	C			
Transportation														
Airport											C		Per PD Approval	
Bus Barn or Lot							P			P				
Bus Station							P	P		P				
Rail or Truck Freight Terminal									C	P				
Waste & Salvage														
Sanitary Landfill											C		Per PD	
Vehicle Wrecking or Junkyard										C				(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			(hh)
Communication Antenna or Tower as an Accessory Use	See 29-3.3(n)													(n)
Customary Accessory Uses and Related Structures	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 29-3.3(o)													(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		
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T			(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	