



**City of Columbia**  
**Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 16-34	Submission Date: 1/14/16	Planner Assigned: SMITH
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**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed.
  - See Attachment A for the proposed land uses
  - See Zoning Exhibit
2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
  - CP property shall have a maximum gross building area of 110,000 SF
  - Multifamily housing consisting of a mix of unit sizes including anything from studio apartments to 4 bedroom apartments along with associated accessory buildings such as community buildings, pool houses, maintenance buildings, etc.
  - PUD property maximum density shall not exceed 12 units per acre
3. The maximum building height proposed.
  - See Attachment A
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
  - See Attachment A

**The following items only apply to PUD zoning requests:**

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
  - See Attachment A
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
  - Amenities will consist of one or a combination of any of the following: swimming pools, tennis courts, basketball courts, walking trails, community gardens, clubhouse, putting greens, playgrounds, and other comparable amenities.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.
  - See Attachment A

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
 \_\_\_\_\_  
 Signature of Applicant or Agent

  
 \_\_\_\_\_  
 Date

## ATTACHMENT A TO STATEMENT OF INTENT

### PERMITTED USES IN LOTS 1 AND 3 AS SHOWN IN ATTACHMENT B

#### I. Property within Lot 3 Zoned C-P

##### 1) Permitted Land Uses shall be:

- 1.1. Alcoholic beverage sales by the package or as an accessory use to a restaurant.
- 1.2. Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of chapter 4 of the City of Columbia Code.
- 1.3. Assembly and lodge halls.
- 1.4. Automobile repair facilities, provided that all repair shall take place within an enclosed building.
- 1.5. Bakeries.
- 1.6. Barber and beauty shops.
- 1.7. Bicycle repair shops.
- 1.8. Buildings and premises for public utility services or public service corporations.
- 1.9. Bus stations.
- 1.10. Car washes, coin-operated or attendant-operated.
- 1.11. Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used.
- 1.12. Electrical repair shop.
- 1.13. Garment storage facilities.
- 1.14. Government buildings and facilities.
- 1.15. Hospitals for small animals, if within an enclosed building.
- 1.16. Hotels.
- 1.17. Laundries, coin-operated.
- 1.18. Laundries, commercial.

- 1.19. Live/work unit, subject to the following:
  - a) Not more than three (3) people may be engaged in the making, servicing or selling of goods, or provision of personal and professional services, within a single unit.
  - b) At least one (1) person shall reside in the dwelling unit where the nonresidential activity or activities occur.
- 1.20. Lumberyards.
- 1.21. Multi-level, underground or covered commercial parking for automobiles and light trucks.
- 1.22. Newspaper publishing plants.
- 1.23. Pet stores and grooming shops, for small animals.
- 1.24. Photographic service shops and studios.
- 1.25. Physical fitness centers, private gymnasiums and reducing salons.
- 1.26. Printing shops.
- 1.27. Radio and television sales and service.
- 1.28. Repair of household appliances.
- 1.29. Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.
- 1.30. Restaurants, cafes or cafeterias.
- 1.31. Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located.
- 1.32. Schools operated as a business, except trade schools.
- 1.33. Service stations, provided all fuel storage tanks are located underground.
- 1.34. Shoe repair shops.
- 1.35. Shops for custom work, or the manufacture of articles to be sold at retail only on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided that the space occupied by

the manufacturing use permitted herein shall not exceed fifty (50) per cent of the total floor area of the entire building or the equivalent of the ground thereof, and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.

- 1.36. Sign painting shops.
- 1.37. Stores, shops and markets for retail trades, provided merchandise is not displayed, stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district.
- 1.38. Theatres, not including drive-in theatres.
- 1.39. Trade schools.
- 1.40. Wholesale sales offices and sample rooms.

2) Excluded Uses shall be:

- 2.1. Amusement parks, commercial baseball or other athletic fields, race tracks or fairgrounds.
- 2.2. Armories.
- 2.3. Bars, cocktail lounges and nightclubs.
- 2.4. Billiard halls and game arcades.
- 2.5. Commercial picnic grounds and fishing lakes.
- 2.6. Commercial stables.
- 2.7. Drive-in theaters.
- 2.8. Gun clubs and skeet, trap or target ranges.
- 2.9. Halfway houses for not more than fifteen (15) occupants, provided that the council finds that the proposed use would not be detrimental to the public interest considering the size and character of the proposed facility and its proximity to schools, churches, mosques, synagogues, residences, other halfway houses and halfway houses for young offenders for not more than forty (40) occupants. (Property zoned C-P before March 18, 2002, the date on which this use was added to this section, may not be used for a halfway house unless the council passes an ordinance changing the permitted uses of the property to include halfway houses).
- 2.10. Halfway houses for young offenders for not more than forty (40) occupants, provided that the council finds that the proposed use

would not be detrimental to the public interest considering the size and character of the proposed facility and its proximity to schools, churches, mosques, synagogues, residences, halfway houses and other halfway houses for young offenders. (Property zoned C-P before March 18, 2002, the date on which this use was added to this section, may not be used for a halfway house for young offenders unless the council passes an ordinance changing the permitted uses of the property to include halfway houses for young offenders).

2.11. Light industrial, subject to the following:

- a) No use or activity shall result in the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere.
- b) No use or activity shall be conducted in a manner that constitutes a menace to persons or property or in a manner that is dangerous, obnoxious or offensive by reason of the creation of a fire, explosion or other physical hazard, or by reason of air pollution, odor, smoke, noise, dust, vibration, radiation or fumes.
- c) No outside storage shall be allowed.

2.12. Machine Shops.

2.13. Outdoor stage and concert facilities.

2.14. Plumbing, heating, air-conditioning, and electrical businesses, which may include related customary activities such as contracting, retail and wholesale sales and distribution.

2.15. Temporary shelter, subject to the following.

- a) A zoning petition for a temporary shelter shall include information about the size and design of the structure, population groups served, length of stay permitted, maximum design capacity and support services provided. These items shall be used to determine if the facility is appropriate for the neighborhood.
- b) A temporary shelter shall not be located within one thousand (1,000) feet of another temporary shelter.
- c) The minimum lot area for a temporary shelter shall be seven thousand five hundred (7,500) square feet. If a proposed temporary shelter structure is larger than two thousand five hundred (2,500) square feet of gross floor area there shall be provided an additional one thousand five hundred (1,500) square feet of lot area for each additional five hundred (500) square feet of gross floor area within the structure.

- d) The shelter shall submit a semi-annual report to the building and site development division of the community development department stating maximum monthly occupancy level and support services provided by the shelter.
  - 2.16. Testing Laboratories.
  - 2.17. Travel trailer parks.
  - 2.18. Warehousing and distribution facilities provided such facilities are ancillary to other allowed uses in the C-P district.
  - 2.19. Any retail business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
- 3) Maximum Building Heights shall be:
- 3.1 35 feet
- 4) Minimum Percentage of land to be maintained in open space shall be:
- 4.1 15 Percent

4.2

II. Property within Lot 1 Zoned PUD

1) Permitted Land Uses shall be:

- 1.1. Adult day care home.
- 1.2. Apartment houses.
- 1.3. Boardinghouses or lodging houses.
- 1.4. Continuing care retirement communities (CCRC) subject to the following conditions:
  - a) Site size shall be a minimum of ten (10) acres.
  - b) A CCRC shall be planned and constructed as a unified development.
  - c) Uses located within a CCRC shall be owned and operated by a single, properly licensed entity or provided under a direct contract with the owner.
  - d) The height and area requirements of section 29-8(d) shall apply to any proposed component of a CCRC.
  - e) A twenty-five-foot perimeter setback shall be provided around all sides of a CCRC.
  - f) A CCRC development site shall retain or provide an additional fifteen (15) percent landscaped area beyond that required by section 29-25. Such provision shall be exclusive of those CCRC supportive facilities that may accompany the overall development.
  - g) CCRC assisted living facilities and CCRC skilled care nursing facilities shall be operated by legal entities holding all required business licenses including certificates of need issued by the appropriate state agency.
- 1.5. Dwelling, one-family attached.
- 1.6. Dwellings, two-family.
- 1.7. Dwelling, villa, subject to the design criteria in Section 29-10(1) through Section 29-10(8).
  - a) Exterior wall materials. Seventy-five percent (75%) of the total net exterior wall area of each building elevation, excluding windows, gables, doors, and related trim, shall be brick, stone, cultured stone, stucco, architectural concrete panels, textured concrete block, fiber-cement siding, or other similar materials. Exterior walls shall be composed of no more than three (3) materials.
  - b) Roof design. Roofs shall be gable, hip, mansard, or gambrel style. Roofs shall have a minimum pitch of 5:12 (i.e., five (5) feet rise in twelve (12) feet of run). There shall be a minimum of two (2) roof breaks per dwelling unit (i.e., roofs that turn a corner or change elevation). Roof materials shall be high quality, durable materials

such as, but not limited to wood shake shingles, clay or concrete tiles, and architectural grade shingles.

- c) Setback variation. The front setback of each one-family attached structure shall be offset a minimum of four (4) feet from that of adjacent structures.
  - d) Elevation variation. Block frontages shall include at least three (3) distinct building elevation models. Homes of the same model shall not occur on adjacent or opposite lots.
  - e) Porches. All dwelling units shall have either a covered porch or a recessed entry. Covered porches shall be a minimum of fifty (50) square feet and five (5) feet deep. Recessed entries shall be a minimum of twenty (20) square feet and four (4) feet deep.
  - f) Garages. Garages shall not protrude more than five (5) feet past the front façade of the habitable portion of the dwelling.
  - g) Architectural elevation renderings for all models of buildings being proposed shall be submitted at the time of PUD development plan application, which specify the following:
    - i. Types of exterior wall materials to be used, and the amount (as a percentage of total wall area) of total exterior wall area that each material is proposed to cover, including all sides of the structure.
    - ii. Roof pitch and material.
  - h) Exceptions. The City Council may approve exceptions to the above design criteria when alternative design standards are proposed by the applicant, which would either meet or exceed those criteria listed above.
- 1.8. Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.
- 1.9. Group care homes for mentally retarded children.
- 1.10. Private outdoor swim and tennis clubs.
- 1.11. Private stables.

2) Excluded Uses shall be:

- 2.1 Bed and breakfast establishment, subject to the following criteria:
  - a) That not more than five (5) guest rooms shall be allowed.
  - b) That in addition to meeting all parking requirements of section 29-30, there shall be one off-street parking space provided for each guest room.
  - c) That there shall be no individual room cooking facilities used for the bed and breakfast stay.
  - d) That the establishment shall be owner-occupied and managed.



- e) That the establishment shall comply with all applicable adopted city fire and building codes and shall be inspected for such compliance by the building and site development division of the city community development department prior to an occupancy permit being granted.
  - f) That only one wall-mounted sign, not exceeding eight (8) square feet in size, shall be allowed.
  - g) That meals may be served only to residents and overnight guests.
- 2.2 Fraternity or sorority houses and dormitories.
- 2.3 Private lakes.
- 2.4 Private golf courses and country clubs. Facilities permitted under this use would be permitted to provide those types of services generally associated with such clubs to their members, including those otherwise permitted only in commercial districts.
- 2.5 Temporary shelter, subject to the following.
- a) A zoning petition for a temporary shelter shall include information about the size and design of the structure, population groups served, length of stay permitted, maximum design capacity and support services provided. These items shall be used to determine if the facility is appropriate for the neighborhood.
  - b) A temporary shelter shall not be located within one thousand (1,000) feet of another temporary shelter.
  - c) The minimum lot area for a temporary shelter shall be seven thousand five hundred (7,500) square feet. If a proposed temporary shelter structure is larger than two thousand five hundred (2,500) square feet of gross floor area there shall be provided an additional one thousand (1,500) square feet of lot area for each additional five hundred (500) square feet of gross floor area within the structure.
  - d) The shelter shall submit a semi-annual report to the building and site development division of the community development department stating maximum monthly occupancy level and support services provided by the shelter.
- 3) Maximum building height shall be:
- 3.1 35 feet
- 4) Minimum Percentage of land to be maintained in open space shall be:
- 4.1 20 Percent
- 5) Minimum lot size and building setbacks shall be:
- 5.1 Minimum Lot Size: Two (2) acres
  - 5.2 Minimum building setbacks: There shall be a twenty-five (25) foot setback from all perimeter property lines of the PUD, except the

setback from property lines other than street right-of-way shall be ten (10) feet for side yards and twenty (20) feet for rear yards when the PUD or portion thereof consists of one-family, one-family attached or two-family dwellings. The setback is intended to be a landscaped buffer; however, driveways (but not parking) are allowed. The applicant may request or the commission may recommend and the council may approve modifications in the width of or use of the setback when unique conditions warrant such modifications.

- 5.3. Other minimum setback requirements shall be as follows:
- a) Front yard abutting a perimeter street—twenty-five (25) feet
  - b) Front yard abutting an interior street—twenty (20) feet for a garage or carport facing the street and fifteen (15) feet for other portions of the building
  - c) Interior side yard—five (5) feet
  - d) Exterior side yard on the street side of a corner lot—fifteen (15) feet
  - e) Interior common wall - zero (0) feet; zero lot line—zero (0) feet on one side and ten (10) feet on the other side
  - f) Rear yard—twenty (20) feet
  - g) There shall be no setback required from a common area as long as the common area is at least as wide as the required yard.
  - h) There shall be one (1) additional foot of interior side yard setback required for each additional foot of height for buildings over forty-five (45) feet.
  - i) The applicant may request or the commission may recommend and the council may approve lesser minimum setbacks.
- 5.4 Minimum building to building setback: 15 feet