



**City of Columbia
Planning Department**

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Statement of Intent Worksheet

For office use:

Case #: 18-175	Submission Date: 8-13-18	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:

- 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.

OFFICE
PUBLIC SERVICE FACILITY
PUBLIC ASSEMBLY

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

NO DWELLING UNITS OR ACCESSORY BUILDINGS PROPOSED

2 STORY BUILDING WITH BASEMENT
PROPOSED HEIGHT LESS THAN 60 FT
12,000 SF FOOTPRINT
37,000 SF TOTAL

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

N/A

- Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

60 FT MAX BUILDING HEIGHT
30 FT FRONT BUILDING SETBACK
10 FT SIDE BUILDING SETBACK
10 FT REAR BUILDING SETBACK

- 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.

REQUIRED	PROVIDED	PROPOSED PARKING RATIO
1 SPACE PER 300 SF	150 STANDARD PARKING SPACES	37,000/156 = 237
37,000 PROPOSED SF	6 ADA ACCESSIBLE VEHICLE SPACES	1 SPACE PER 237 SF
37,000/300 = 123 SPACES	12 BICYCLE SPACES	
8 BICYCLE SPACES		

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.

41,210 SF PERVIOUS - 14,374.8 SF TREE PRESERVATION = 26835.2 SF
106,286.4 SF SITE - 14,374.8 SF TREE PRESERVATION = 91911.6 SF
26,835.2 SF / 91,911.6 SF = 29.20% PERCENT LANDSCAPED AREA ON SITE

.33 AC/2.44 AC = 13.52% OF TREE PRESERVATION ON THE WEST END OF SITE

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

N/A

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

8-13-2018

Date

8-13-2018