



## City of Columbia

### Planning Department

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## Statement of Intent Worksheet

For office use:

Case #:	165-2022	Submission Date:	6/2/2022	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.

RESIDENTIAL, MULTI-FAMILY

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

(5) 3-STORY 4-UNIT BUILDINGS  
(1) 1-STORY 4-UNIT BUILDING

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

MAXIMUM NUMBER OF 24 UNITS AND POTENTIALLY CONTAINING 1,2,3 AND/OR 4 BEDROOMS .  
DENSITY = 12.3 UNITS/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.

MAXIMUM BUILDING HIEGHT IS 35-FEET

25-FOOT BUILDING SETBACK LINE ON WEST SIDE (GARTH)

10-FOOT BUILDING SETBACK LINE ON EAST AND NORTH SIDES

25-FOOT BUILDING SETBACK LINE ON SOUTH SIDE (SEXTON) WITH THE EXCEPTION THAT BUILDING PORCHES MAY ENCROACH UP TO 6-FEET OR 60 SF. INTO THE BUILDING SETBACK LINE AS SHOWN ON THE KINNEY POINT PD PLAN

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.

40 ON-SITE SPACES AT 1.66 SPACES PER UNIT

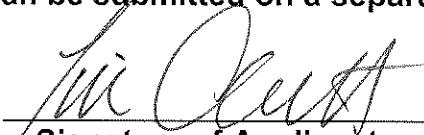
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

40% PROPOSED LANDSCAPING - 0% EXISTING

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

POTENTIAL FUTURE PLAYGROUND, PICNIC AREAS, AND/OR WALKING TRAIL.

**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

10/2/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name

## Kinney Point PD

### Statement of Intent (Additional Items)

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The following items shall be added to and incorporated into the Statement of Intent:

- 8) The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Avenue/Sexton Road intersection is improved.
- 9) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the Garth Avenue/Sexton Road intersection when and if the City decides to design/construct said intersection.
- 10) The owner shall not construct any building within 5-feet of the existing building lines, being 25-foot along Garth Avenue and 21.5-foot along Sexton Road, as shown on the Kinney Point PD Plan, within 75-feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton Road Intersection.
- 11) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the unnamed Alley abutting the north boundary of the Kinney Point PD Plan when and if the City decides to design/construct said Alley.