



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

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## 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.

Uses Proposed:

All uses allowed in District R-1  
Family day care center

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

No dwelling units or accessory buildings are proposed

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

No dwelling units are proposed

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 = 35 feet  
Minimum front yard setback (Holly Ave): 25'  
Minimum front yard setback (Andy Dr): 25'  
Minimum side yard setback: 6'  
Minimum rear yard setback: 25'

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.

Building GFA = 6543 SF  
Required parking per Table 4.3-1 for Family Day Care Center: 1 space/800 sf gfa plus 2 additional spaces or "pull-over" space for 2 vehicles out of the flow of driveway traffic.  
 $6543/800 = 8.2 = 9$  spaces, plus 2 additional = 11 spaces required.  
Proposed # of spaces: 11 (10 standard spaces plus 1 accessible space)  
Proposed spaces are less than 200% of the required 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.

Existing percentage of landscaping/green space = 26%. Minimum to be maintained in open space shall be 25%.

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

Not applicable

**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**

Thomas P. Wooten

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

05/25/2022

\_\_\_\_\_  
**Date**