



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #: PLDV 122-2014	Submission Date: 5/28/19	Planner Assigned: CS
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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.

Dwelling, One-Family Detached
 Dwelling, One-Family Attached
 Dwelling, Live-Work
 Dwelling, Multi-Family
 Office
 Research & Development Laboratory

Personal Services, General
 Indoor Recreation or Entertainment
 Retail, General

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

Dwelling, One-Family Attached
 Office & Retail

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

4 One-Family Attached attached dwellings.

Density: 6.13 units per acre (based on the area of lots 102B, 102B-1, 102B-2, 102B-3 & 102B-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.

Proposed Lot 102C

Max Building Height: 35'
 Min Front Yard: 20'
 (Per the existing CP plan there is a 15' building setback across the east side of the property. We are proposing to use a 20' setback)
 Min Side Yard (Corner Lot Side Street): 15'
 Min Side Yard (Adjacent to R district): 10'
 Min Rear Yard (General): 0'

Proposed Lot 102B

Min Front Yard: 25'
 Min Side Yard: 15'
 Min Rear Yard: 5'

Proposed Lot 102B-1/102B-2/102B-3/102B-4

Min lot size: 2,880 sf
 Min Front Yard: 10'
 Min Side Yard: 0'
 Min Rear Yard: 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.

Minimum Required On-Site Parking Spaces: 57

Maximum Number of On-Site Parking Spaces shall be: 60

Parking rate for the residential portion is 2 per unit.

4 spaces per unit is being proposed. (2 in driveway & 2 in garages)

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.

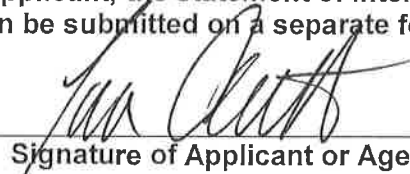
Landscaping: 25%

Existing Vegetation: 0%

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

No amenities 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

Tim Crockett

Printed Name

5/28/19

Date

5/28/19