



**City of Columbia**  
**Planning Department**  
 701 E. Broadway, Columbia, MO  
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## Statement of Intent Worksheet

For office use:

Case #: 68-2026	Submission Date: 2/17/26	Planner Assigned: DAK
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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.
  - Office
  - Multi-family
  
2. The type(s) of dwelling units proposed and any accessory buildings proposed.
  - Office Building
  - Multi-family dwellings (townhouse style)
  
3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
  - Lot 4A-1A
  - Max units: (13) 3 bedroom units
  - Gross density: 9.85 U/A
  - Net density: 9.85 U/A
  
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: 30'
  - Minimum front yard setback: 25'
  - Minimum front yard setback adjacent to public street: 25'
  - Minimum side yard setback: 0'
  - Minimum rear yard setback: 0'
  
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.
  - Lot 4A-1A
    - 2.5 spaces per unit: 33
    - 1 spaces per 5 units: 3
    - Minimum spaces required: 36
  - Lot 4A-2A
    - 1 space per 300 sf: 8,300
    - Minimum spaces required: 28

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: 15%

Existing Vegetative: 0%

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

None

**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

2/17/2026

\_\_\_\_\_  
Date

Josh Sims  
\_\_\_\_\_  
Printed Name