

We have included with this submittal a revised Statement of Intent. This SOI is basically the same as was originally approved with the exception of the list of approved uses. The list of approved uses is a more comprehensive list of that what was originally approved along with the added use of "Outdoor Recreation or Entertainment". I have also included a signed and sealed legal description of the tract for the revised SOI.

With regards to the specific uses of The Kitchen, it is a proposed indoor and outdoor recreation facility. It will include 10 pickle ball courts; 6 being indoor and 4 being outdoor (2 of the outdoor are proposed to be covered). It will also include bocce ball courts, an artificial turf yard game area, a small stage for live music, an indoor gaming area, indoor and outdoor seating areas, and a 2-story restaurant. The artificial turf yard game area would be able to be converted to a small ice rink in the winter months.

The site is being designed in a fashion to direct all of noise from the outdoor spaces, in particular the stage, to the interior of the development where it will be mitigated and blocked by the proposed buildings of the venue itself. The open area of the perimeter would be towards Highway 63 and would be limited in size as compared to the overall perimeter of the venue. The main focus of this development is the pickle ball facility and restaurant. The stage is rather small and not intended primarily for small bands similar to the venue at Rose Music hall. Any large concert would be a rare event.

I have included with this submittal some renderings of the facility for your use. These show how we believe that site would look once construction is completed.



**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.

See attached Exhibit 'A' for proposed uses.

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

Subject to Requirements of Ordinance 18043 for Tract 5.

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

Subject to Requirements of Ordinance 18043 for Tract 5.

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.

Subject to Requirements of Ordinance 18043 for Tract 5.

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.

Subject to Requirements of Ordinance 18043 for Tract 5.

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.

Subject to Requirements of Ordinance 18043 for Tract 5.

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

Subject to Requirements of Ordinance 18043 for Tract 5.

**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

11/3/2021

\_\_\_\_\_  
Date

**EXHIBIT 'A' – PROPOSED USES**  
**Permitted Uses for The Kitchen and Discovery Offices**

Home Occupation  
Adult Day Care Center  
Alcoholic Beverage Sale  
Artisan Industry  
Assembly or Lodge Hall  
Bakery  
Bar or Nightclub  
Boarding House  
Bus Station  
Car Wash  
Commercial or Trade School  
Community/Recreation Center  
Dormitory/Fraternity/Sorority  
Dwelling, Multi-Family  
Dwelling, One-family Detached  
Dwelling, One-family Attached  
Dwelling, Two-Family  
Elementary/Secondary School  
Higher Education Institution  
Family Day Care Center  
Funeral Home or Mortuary  
Greenhouse or plant nursery  
Group Home, Small  
Group Home, Large  
Hospital  
Hotel  
Indoor Recreation or Entertainment  
Museum or Library  
Office  
Outdoor Recreation or Entertainment  
Personal Services, General  
Pet Store or Pet Grooming  
Physical Fitness Center  
Police or Fire Station  
Public Park, Playground or Golf Course  
Public Service Facility  
Public Utility Services, Major  
Public Utility Services, Minor  
Religious institution  
Research and Development Laboratory  
Residential Care Facility  
Restaurant  
Retail, General  
Temporary Real Estate Sales/Leasing Office  
Veterinary Hospital  
Wholesale sales offices and sample room