

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
219-2023	7/17/2023	PRZ

Please provide the following information, at a minimum, which shall serve as the statement of int

ent	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 permitted use table with non-permitted uses struck-through.
2.	The type(s) of dwelling units proposed and any accessory buildings proposed.
	N/A - no dwelling units or accessory buildings.
3.	The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
	N/A - no dwelling units
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.
	There are no minimum lot sizes for this development as it is just a one lot development. Maximum building height is 35 feet for all allowed uses with the exception of hotel which is allowed a maximum building height of 55 feet. All setbacks shall be in accordance with Table 4.1-2 of the Unified Development Code

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.

The total number of parking spaces for the site shall conform to the requirements of section 29-4.3 of the Unified Development Code for the specific land use developed.

as applicable to M-N zoned property.

6.	The minimum percentage of the entire site to be maintained in open splandscaping and the percent left in existing vegetation.	pace, shown by the percent in
	The minimum percentage of the site to be maintained in landscaping shall be	15%.
7.	Any amenities proposed, such as swimming pools, golf courses, tennishouses.	s courts, hiking trails or club
	None.	
	At the discretion of the applicant, the statement of intent ma oposed development, can be submitted on a separate form,	
	Angfre	8/15/2023
	Signature of Applicant or Agent	Date
	Andy Greene	
	Printed Name	

Sec. 29-3.2. - Permitted use table.

Zoning District	Resi	dentia	I		Mixe	ed Use				Spec	ial Pur	pose		Use-
	R-1	R-2	R-MF	R-MH	M-0F	Z	M-C	M-DT	M-BP	<u>9</u>	<	0	PD	Specific Standards, in <u>Section</u>
LAND USE CATEGORY														<u>29-3.3</u>
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached	P	P	P	P	P	P					P		PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P							Per PD A	(b)
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						(c)
Dwelling, Multi-family			P		P	P	P	P						(d)
Manufactured Home Park				Р										
Second Primary Dwelling Unit											С			(e)

about:blank 1/8

LAND USE CATEGORY														29-3.3
	-5	R-2	R-MF	R-MH	M-OF	N-M	M-C	M-DT	M-BP	9	A	0	O.	Standards, in <u>Section</u>
Zoning District	Resid	dentia	ı		Mixe	ed Use				Spec	ia l Pur	pose		Use- Specific
Community Service														
Family Day Care Center	А	A/C	Р	A	Р	Р	Р	Р	Р		А		۵.	(j)
Adult Day Care Center		Р	Р		Р	Р	Р	Р	Р				Per PD	
Adult and Child Care														
PUBLIC and INSTITUTIONAL U	ISES						•		•					
Temporary Shelter			С		С	С	С	С						(i)
Residential Care Facility			С		Р	Р	Р	Р						
Halfway House			С		С	С	С	С						(h)
Group Home, Small	P	P	P	P	P	P	P	Р			P			(g)
Group Home, Large			P		P	P	P	P						(g)
Dormitory/Fraternity/Sorority			P		P	P	P	P						
Continuing Care Retirement Community			P		P	P	P	Р					Per PD Approval	(f)
Boarding House			Р		Р	Р	Р	Р					proval	
8/1/23, 9:59 AM									rdinance					

about:blank 2/8

/23, 9:59 AM					Col	umbia,	IVIO Coo	ae of Or	ainance	es				
Assembly or Lodge Hall						c	P	P		P				
- Tooler of Loage Hair						_	<u> </u>	<u>'</u>		·			Approval	
Cemetery or Mausoleum	C	C	C	C							P		АР	
													Per PD	
Community/Recreation	Р	Р	Р		Р	Р	Р	Р	P	С	Р		Pe	
Center														
Community Garden	P	Р	Р	P	Р	P	P	P	P	P	P	P		(hh)
	-													
Elementary/Secondary	P	P	P	P	P	P	P	P	P	P	P	P		
School														
Funeral Home or Mortuary					C	C	P	C		P				(k)
-														
Higher Education Institution			P		P	P	P	P	P	c				 (l)
Hospital					P	P	P	С	P	P				
Museum or Library	С	С	С		P	P	P	P	P	С	Р			
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P			
	-													
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P			
Public Park, Playground, or	P	P	P	P	P	P	P	P	P		P	P		
Golf Course														
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P		
Reuse of Place of Public	C	C	C	C										(m)
Assembly														
	-													
Utilities and														
Communications														
Communication Antenna or	See <u>:</u>	section	29 3.	<u>3(n)</u>										(n)
Tower as a Principal Use														
Public Utility Services, Major	С	С	С	С	С	P	P	P	Р	Р	Р	P		
Public Utility Services, Minor	С	С	С	С	P	P	P	Р	P	Р	Р			
		1	<u> </u>	1	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>		
Wind Energy Conversion	See_s	section	29-3.	<u>3(o) </u>										(0)
System (WECS) as a Principal														
-Use														
Zoning District	Resi	dentia	I		Mixe	d Use				Spec	ia l Pui	rpose		Use-
	<u>-</u>	73	ш	I	<u></u>	7	U	H	<u> </u>	9	<	0	۵	Specific
	2	R-2	R-MF	₽. HM	M-OF	Σ	Σ	M-DT	M-BP	-	`		2	Standards,
	\vdash			-	 -			-	-	-	-			in <u>Section</u>
LAND USE CATEGORY	1													29-3.3
	1	1	1	1	1	1	1					1		

LAND USE CATEGORY					_			-	_	\vdash				in <u>Section</u> 29-3.3
	2	R-2	R-MF	R-MH	M-OF	Σ	O-M	M-DT	M-BP	<u>9</u>	4	0	O.	Specific Standard
Zoning District	Resid	dentia	ı		Mixe	d Use				Spec	ia l Pur	pose		Use-
Office														
Travel Trailer Park							С				С			
Hotel							Р	Р	Р	Р				
Bed and Breakfast		С	С		С	P	P	P					Per PD Approval	(s)
Guest Accommodations														
Restaurant						Р	Р	Р	Р	Р			Pe	(r)
Bar or Nightclub						C	P	P		C			Per PD	
Food & Beverage Service														
Veterinary Hospital					C	C	P	P	P	P				(q)
Urban Agriculture			С		P	P	С	С			P			(p)
Pet Store or Pet Grooming						Р	Р	Р	С	С				
Cultivation Facility														(44)
Medical Marijuana										P	P			(qq)
Greenhouse or Plant Nursery							P			P	P			
Farmer's Market	Ţ	Ţ	Ţ		Ţ	P	P	T	Ţ	P	P	P	Ğ	
Comprehensive Marijuana Cultivation Facility										P	P		Per PD	(qq)
Agriculture										_	P		Approval	
													<u></u>	
Agriculture & Animal- Related														

about:blank 4/8

LAND USE CATEGORY	_		_	<u> </u>	⊢			+-	+-	\vdash	\vdash			in <u>Section</u> 29-3.3
-	7-	R-2	R-MF	R-MH	M-OF	Z Z	O-M	M-DT	M-BP	9	⋖	0	G.	Specific Standards
Zoning District	Resid	dentia	l		Mixe	ed Use	<u> </u>		1	Spec	ia l Pur	rpose		Use-
Retail														
Theatre, Drive-In							С			P				
Physical Fitness Center						Р	Р	Р	Р	Р				
Entertainment													Per PD	
Outdoor Recreation or							P		C	P	C	C) Approval	(y)
Indoor Entertainment, Adult							С			С			oval	(x)
Indoor Recreation or Entertainment						P	P	Р	P	P				
Recreation & Entertainment														
Tree or Landscaping Service							P		P	P				(00)
Self-service Storage Facilities							P	C		P			ц	(vv)
Personal Services, General					P/C	Р	Р	Р	Р	Р			Per PD	(v)
Personal Services														
Sample Room														
Wholesale Sales Office or							P	P	P	P				
Research and Development Laboratory					Р	Р	Р	Р	Р	Р				(u)
Office					Р	Р	Р	Р	Р	Р				
Marijuana Testing Facility							P		Р	P				(qq)
Consumer Lending Institution					Р	Р	Р	Р	Р	Р			_	
Commercial or Trade School					P	P	P	P	P	P			er PD	(t)
Bank and Financial Institution					Р	P	P	P	Р	Р			Per PD Approval	

8/1	/23, 9:59 AM					Col	umbia,	MO Cod	de of Or	dinance	es					
	Alcoholic Beverage Sale						Р	Р	Р	Р	Р			Per PD Approval	(z)	
	Medical Marijuana							P	P		P			Apk	(qq)	
	Dispensary Facility															
	, , ,													_		
_	Comprehensive Marijuana							P	P		P				(qq)	
_	Dispensary Facility															
														-		
	Pawn Shop						P	P	P		P				(rr)	
	Datail Adult							P	_		P			-	()	
_	Retail, Adult							٢	P		٢				(x)	_
_	Retail, General						P	P	P		P			(aa)		
							ļ.	ļ.	ļ.		ļ.			(5.5)		
	Vehicles & Equipment															
	Car Wash						_	P	P	P	P			a		_
							<u> </u>	ļ.	Ė	Ė	Ė			Approval		
_	Gas Station or Fueling Center						<u></u>	P	P	Р	P			Ар	(uu)	
														Per PD.		
_	Heavy Vehicle and										Р			Pe		
_	Equipment Sales, Rental, and															
_	Servicing															
														-		
	Light Vehicle Sales or Rental							Р	P	P	P				(bb)	_
	Light Vehicle Service or						<u></u>	P	D	D	P			1	(cc)	
_	9														(44)	
_	Repair															
	Major Vehicle Repair and							P		Р	Р				(cc)	
	Service														X- 7	
								-	-							
_	Parking Lot, Commercial							P	P	P	P					
_	Parking Structure,							P	P	P	P					
_	Commercial															
	INDUSTRIAL USES	<u> </u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u> </u>	<u> </u>	I]					
	Commercial Services															
														_		
_	Heavy Commercial Services							P	P		P					
	Markania I.C							_			_			Approval		
	Mechanical and Construction							C			P			PD.		
	Contractors													Per		
	Storage and Wholesale									P	P			_	(dd)	
_	Distribution														(3.3.)	
	Zoning District	Resid	dentia	•	1	Mixe	d Use	1	1	1	Spec	ial Pur	pose	1	Use-	
		<u> </u>	2	R-MF	R-MH	M-0F	Z Z	Ų.	M-DT	M-BP	9	⋖	0	2	Specific Standards,	
ab		\vdash	_	굔	- E	Ė	≥		Ė	ż					in <u>Section</u>	
	LAND USE CATEGORY	l			l	1			I	I					29-3.3	

LAND USE CATEGORY

	5	R-2	R-MF	R-MH	M-OF	Σ	M-C	M-DT	M-BP	9	∢	0	0	Specific Standards,
Zoning District	Resid	dentia	I		Mixe	d Use				Spec	ia l Pur	pose		Use-
Office													_	
ACCESSORY USES														
Vehicle Wrecking or Junkyard										С			<u> </u>	(ff)
Sanitary Landfill											C		Per PD	
Waste & Salvage														
Rail or Truck Freight Terminal									С	P				
Bus Station							P	P		P				
										1				
Bus Barn or Lot							P			D			Per PD Approval	
Airport											-		o v	
Transportation														
Mine or Quarry										C	C			
Facility														
Products Manufacturing										T				(पप)
Medical Marijuana-Infused									D	D				(qq)
Machine Shop							C			P				
Light Industry									C	P				(ee)
Heavy Industry										C				
Manufacturing Facility														
Infused Products														
Comprehensive Marijuana-									P	P			Per PD	(qq)
Bakery						C	P	P	P	P			Appr	
Artisan Industry						C/P	C/P	C/P	C/P	P			Approval	(tt)
and Extraction														
Manufacturing, Production														

29-3.3

	2	R-2	R-MF	R-MH	M-OF	Σ	Ā	M-DT	M-BP	<u> </u>			<u> </u>	Standards in <u>Section</u>
Zoning District	<u> </u>	dentia		ΤΞ	₩	ed Use		 -		Spec	cia l Pu	rpose	DQ.	Use- Specific
Event, Other														
Temporary/Seasonal Sales or	T	 T 	T		+	T	T	T	T	T	T	T		
Sales/Leasing Office														
Temporary Real Estate	T	T	T	T	T	T	T	T	T		T			(nn)
Temporary Parking Lot					T	Ţ	T	Ţ	Ţ	Ţ	T	T	Per F	
Temporary Construction Office or Yard	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Per PD Approval	
TEMPORARY USES														
Use														
Wind Energy Conversion System (WECS) as a Principal	See_	<u>sectior</u>	1 29-3.	<u>3(o)</u>										(0)
nesidentiai Districts														
Outdoor Storage in Residential Districts	A	A	A	A										(mm)
Resident Employees														
Home Occupation with Non-	CA	CA	CA	CA										(II)
Home Occupation	А	А	А	A	А	A	A	А	А		A			(kk)
Drive-Up Facility					CA	CA	۸	CA	Α	٨				(jj)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Tower as an Accessory Use		1	1											
Communication Antenna or	See_	section	1 29 3.	<u>3(n)</u>				1			1			(n)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A			(hh)
Accessory Dwelling Units	С	A	A										Per PD	(gg)
Kitchen) Approval	