



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

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## Statement of Intent Worksheet

For office use:

Case #: 194-2022	Submission Date: 7/1/2022	Planner Assigned: JBK
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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.

Restaurant (with Drive-Thru) excluding coffee shops - Maximum 1,500 square feet  
Office  
Personal Services, General  
Alcoholic Beverage Sale  
Retail, General  
Indoor Recreation or Entertainment & Physical Fitness Center

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

N/A - no dwelling units

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.

Maximum building height - 35'  
Minimum Front Yard Setback - 25'  
Existing Platted 50' Landscape Buffer on East  
General Side yard setback (internal) - 0' General rear yard setback (internal) - 0'  
Side yard setback against residential (east side) - 50'

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.

Required (24 Total):

1,500 sq. ft. Restaurant with Drive-Thru = 8 spaces  
300 sq. ft. Patio Seating for Restaurant with Drive-Thru = 2 spaces  
1,500 sq. ft. General Small Retail = 5 spaces  
1,500 sq. ft. General Office = 5 spaces  
1,500 sq. ft. General Personal Services = 4 spaces

Provided:

37 spaces plus 4 bicycle 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 50' landscape buffer on east will provide approximately 10,000 sq.ft. of open space or 25% of the lot

The lot as a whole will provide at least 25% of the site in landscaping.

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

N/A

**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  
Andy Greene  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date  
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