

Statement of Intent Worksheet

For office use:

Case #: Submission Date: Planner Assigned:

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.
2.	The type(s) of dwelling units proposed and any accessory buildings proposed.
3	The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
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.
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.

6.		of the entire site to be maintained in open space, sent left in existing vegetation.	hown by the percent in
7.	Any amenities proposed, houses.	such as swimming pools, golf courses, tennis court	s, hiking trails or club
		e applicant, the statement of intent may incl can be submitted on a separate form, and w	
		Signature of Applicant or Agent	Date
		Signature of Applicant or Agent Printed Name	Date

ADDITIONAL DESIGN PARAMETERS

Development plan subject to the following conditions (adapted from Ordinance # 18731):

- 1. No building permit shall be issued for any building on the property until the City Council has determined, by resolution, that:
 - (a) Adequate financial resources are available to the applicant to fund all street improvements and other improvements referred to in the December 14, 2004, amended and restated application for rezoning; and
 - (b) That all necessary governmental approvals required for these improvements have been requested in the proper manner from all of the necessary governmental authorities.
- 2. No occupancy permit shall be issued for any building on the property until the City Council has determined, by resolution, either:
 - (a) All street improvements and other improvements referred to in the December 14, 2004, amended and restated application for rezoning have been substantially completed; or
 - (b) If any street improvement shall not be substantially completed by the time any occupancy permit otherwise could be issued but for the fact that the street improvements are not completed, the applicant shall nevertheless be entitled to such occupancy permit if:
 - The applicant posts a surety bond or equivalent financial security equal to the cost of completing the uncompleted improvements; and
 - (ii) The applicant demonstrates that the completion of the street improvement has been delayed due to circumstances reasonably beyond the control of the applicant; and
 - (iii) The applicant provides reasonable assurances that the improvements which have been delayed shall be completed as soon as it becomes reasonably possible to do so.
- 3. A development agreement, addressing all off-site improvements, shall be executed in conjunction with the final plat.
- 4. No commercial truck deliveries shall use Park De Ville Drive.

- 5. All sides of the exterior of the buildings shall be brick as depicted on the rendering of the building and the brick samples submitted by the applicant.
- 6. The R-1 zoned property bounded by West Ash Street, Fairview Road, the proposed West Ash Street and the proposed Orleans Drive shall be used only as green space. The R-1 and C-1 zoned property bounded by Park De Ville Drive, West Ash Street, the proposed Orleans Drive and the proposed West Ash Street shall be used only as green space and a parking lot for the Mary Paxton Keeley Elementary School. The development agreement executed in conjunction with the final plat shall contain provisions so limiting the use of this land.
- 7. No noise-generating activities within the development shall be permitted after 9:00 p.m.
- 8. A consistent architectural theme (style and type of materials) shall be used throughout the development.
- 9. There shall be no outside trailers used and there shall be no outside storage.
- 10. No runoff from pesticides or herbicides shall occur.
- 11. Special events, such as automobile sales, shall be prohibited outdoors.
- 12. No deliveries shall occur between the hours of 11:00 p.m. and 6:00 a.m.
- 13. Storm water inlet filters shall be installed in the parking lot and shall be maintained by the property owner.
- 14. A sidewalk shall be constructed along the north side of the existing West Ash Street frontage from the eastern terminus of the existing sidewalk to Fairview Road.
- 15. There shall be no fast food restaurants with drive-through windows, except on the east-facing exterior wall of the easternmost tenant space within the building located on Outlot 1 (southeast corner of the parcel) as denoted on the PD plan.
- 16. There shall be no idling of delivery trucks prior to or after authorized delivery hours.
- 17. There shall be no overnight parking of recreational vehicles, including in the school parking lot.
- 18. Light poles shall be no higher than 25 feet from finished grade.

- 19. No gasoline sales shall be allowed on the property.
- 20. There shall be no increase in the storm water runoff rate from the site after development.
- 21. The entrance/exit to the school parking lot on Orleans Drive shall be moved south of the location shown on the Development Plan to a location just north of the berm.
- 22. The developer shall plant a minimum of eight, ten foot tall spruce trees between the school parking lot and the adjacent neighborhood.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE

P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use

Zoning District	Resi	dentia	I		Mixe	d Use				Spec	ial Pur	pose		Use-
	R-7	R-2	R-MF	R-MH	M-0F	Z-Z	M-C	M-DT	M-BP	9	4	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		Per PD Approval	(a)
Dwelling, One-family- Attached		P	P		P	P							Per PD	(b)
Dwelling, Two-family		P	P		P	Р								
Dwelling, Live work			С		P	P	P	P						(c)
-Dwelling, Multi-family			P		P	P	P	P						(d)
Manufactured Home Park				P										
Second Primary Dwelling Unit											C			(e)
Group Living														

-Boarding House-			P		P	P	P	P			roval	
Continuing Care Retirement Community			Р		Р	Р	Р	Р			Per PD Approval	(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P				
Group Home, Large-			P		Р	Р	P	P				(g)
-Group Home, Small-	₽	P	P	Р	Р	Р	P	P		P		(g)
Halfway House			С		С	С	С	C				(h)
Residential Care Facility			С		Р	Р	Р	Р				
Temporary Shelter			C		C	C	C	С				(i)
PUBLIC and INSTITUTIONAL U	SES	•					•					
Adult and Child Care												
Adult Day Care Center		Р	Р		Р	Р	Р	Р	Р		Per PD	
Family Day Care Center	А	A/C	Р	А	Р	Р	Р	Р	Р	А	j <u>č</u>	(j)
Community Service												

Accomply on Lodge Hell								P		P			<u>_</u>	
Assembly or Lodge Hall						C				ļ -			orov	
Cemetery or Mausoleum	←		 	+c							 P		Per PD Approval	
Community/Recreation Center	Р	Р	Р		Р	Р	Р	Р	Р	С	Р		PerP	
Community Garden	P-	P	P	P	P	P	P	P	P	Р	P	P		(hh)
Elementary/Secondary School	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
Funeral Home or Mortuary	_				C	С	Р	С		Р				(k)
Higher Education Institution			Р		Р	Р	Р	Р	Р	С				(1)
Hospital					Р	Р	Р	С	Р	Р				
Museum or Library	С	С	С		Р	Р	Р	Р	Р	С	Р			
Police or Fire Station	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	Р			
Public Service Facility	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			
Public Park, Playground, or Golf Course	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р		
Religious Institution	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
Reuse of Place of Public- Assembly –	-	C	C	C										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See_	section	1 29 3.	. <u>3(n)</u>										(n)
Public Utility Services, Major	С	С	С	С	С	Р	Р	Р	Р	Р	Р	Р		
Public Utility Services, Minor	С	С	С	С	Р	Р	Р	Р	Р	Р	Р			
Wind Energy Conversion System (WECS) as a Principal Use	See_	sectio i	1 29-3.	<u>.3(o)</u>	•									(0)
COMMERCIAL USES	1												I	I

Agriculture & Animal- Related													
-Agriculture										P		oval	
Comprehensive Marijuana Cultivation Facility									Р	P		Per PD Approval	(qq)
Farmer's Market	Ŧ	T	T	T	P	P	T	T	P	P	P		
Greenhouse or Plant Nursery						Р			P	P		-	
Medical Marijuana Cultivation Facility									P	P			(qq)
Pet Store or Pet Grooming					Р	Р	Р	С	С			-	
- Urban Agriculture -			C	P	P	C	C			P		-	(p)
Veterinary Hospital				С	С	Р	Р	Р	Р				(q)
Food & Beverage Service													
Bar or Nightclub					С	P	Р		С			Per PD	
Restaurant					Р	Р	Р	Р	Р			<u> </u>	(r)
Guest Accommodations													
Bed and Breakfast		C	С	С	P	P	P					Per PD Approval	(s)
Hotel_						P	P	P	P				
Travel Trailer Park						C				-		-	
Office													

Bank and Financial		Р	Р	Р	Р	Р	Р			Per PD Approval	
Commercial or Trade School		Р	Р	Р	Р	Р	Р			er PD /	(t)
Consumer Lending Institution		Р	Р	Р	Р	Р	Р				
-Marijuana Testing Facility				P		P	P				(qq)
Office		Р	Р	Р	Р	Р	Р				
Research and Development Laboratory		P	P	P	P	P	Р				(u)
Wholesale Sales Office or Sample Room				P	Р	P	P				
Personal Services											
Personal Services, General		P/C	Р	Р	Р	Р	Р			Per PD	(v)
-Self-service Storage Facilities				P	С		P			<u> </u>	(w)
Tree or Landscaping Service				P		P	P				(00)
Recreation & Entertainment											
Indoor Recreation or Entertainment			Р	Р	Р	Р	Р				
Indoor Entertainment, Adult				E			C			roval	(x)
Outdoor Recreation or Entertainment				Р		C	P	C	C	Per PD Approval	(y)
Physical Fitness Center			Р	Р	Р	Р	Р				
Theatre, Drive In				c			P				
Retail											

											ı
Alcoholic Beverage Sale				Р	Р	Р	Р	Р		Per PD Approval	(z)
Medical Marijuana					P	P		Р		Pel	(qq)
Dispensary Facility											
Comprehensive Marijuana					P	P		P			(qq)
Dispensary Facility											
Pawn Shop				Р	Р	Р		Р			(rr)
Retail, Adult					P	Р		P			(x)
Retail, General				Р	Р	Р		Р		(aa)	
Vehicles & Equipment											
Car Wash	+			С	Р	P	P	Р		Per PD Approval	
Gas Station or Fueling Center				c	P	P	P	P		Аррі	(uu)
eas station of rideling center					<u> </u>	<u> </u>	<u> </u>	<u> </u>		r PD	(44)
Heavy Vehicle and								Р		Pe	
Equipment Sales, Rental, and Servicing											
Light Vehicle Sales or Rental	_				P	P	P	P			(bb)
Light Vehicle Service or				С	Р	Р	Р	Р			(cc)
Repair											,
Major Vehicle Repair an d					P		Р	P			(cc)
Service											
Parking Lot, Commercial	+				P	P	P	P			
Parking Structure,					P	P	P	P			
								·			
INDUSTRIAL USES	'										1
Commercial Services											
Heavy Commercial Services	+				Р	P		P		roval	
Mechanical and Construction					_			P		Аррг	
Contractors								'		Per PD Approval	
Storage and Wholesale							P	P		<u> </u>	(dd)
								"			,

Manufacturing, Production and Extraction										
Artisan Industry			C/P	C/P	C/P	C/P	P		roval	(tt)
Bakery——			С	P	P	P	P		Per PD Approval	
Comprehensive Marijuana- Infused Products Manufacturing Facility						P	P		Per	(qq)
Heavy Industry							С			
Light Industry—						C	Р			(ee)
Machine Shop				С			P			
Medical Marijuana-Infused Products Manufacturing Facility——						P	P			(qq)
Mine or Quarry							€	C		
Transportation										-
Airport -								С	Per PD Approval	
Bus Barn or Lot				P			P		Pe	
Bus Station				P	P		P			
Rail or Truck Freight Terminal						C	P			
Waste & Salvage										
Sanitary Landfill								C	Per PD	
Vehicle Wrecking or Junkyard	-						C		Ğ	(ff)

Office

					_		_	_		_				
Accessory/Commercial -Kitchen	A	A	A	A									Per PD Approval	(ss)
Accessory Dwelling Units	←	A	A										er PD /	(gg)
-Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A		ш.	(hh)
Communication Antenna or Tower as an Accessory Use	See_	section	1 29-3.	3(n)		•								(n)
Customary Accessory Uses and Related Structures	А	А	А	A	А	A	A	А	A	А	А	А		(ii)
-Drive Up Facility					CA	CA	Α	CA	A	Α				(jj)
-Home Occupation	<u> </u>	Α	Α	A	Α	Α	Α	Α	Λ		<u> </u>			(kk)
-Home Occupation with Non- Resident Employees.	CA	CA	CA	CA										(II)
Outdoor Storage in- Residential Districts	Α	٨	٨	A										(mm)
Wind Energy Conversion System (WECS) as a Principal Use	-See_<u>s</u>	section	1 29 3.	<u>3(o)</u>										(0)
TEMPORARY USES	I													
Temporary Construction Office or Yard	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Per PD Approval	
Temporary Parking Lot					Ţ	T	Ţ	Ţ	T	Ţ	Ţ	T	er PD /	
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	Ŧ		T		ŭ.	(nn)
Temporary/Seasonal Sales or Event, Other	Т	Т	Т		Т	Т	Т	Т	Т	Т	Т	Т		

(Ord. No. <u>23895</u>, § 1, 6-3-19; <u>Ord. No. 24553</u>, § 1, 3-1-21; <u>Ord. No. 24680</u>, § 1, 7-6-21; <u>Ord. No. 24681</u>, § 1, 7-6-21; <u>Ord. No. 24682</u>, § 1, 7-6-21; <u>Ord. No. 24683</u>, § 1, 1-3-22; <u>Ord. No. 25243</u>, § 1, 2-6-23)