



**City of Columbia
Planning Department**

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Statement of Intent Worksheet

For office use:

Case #: 62-2020	Submission Date: 02/20/2020	Planner Assigned: RIB
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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.

A FIVE-GUESTROOM BED AND BREAKFAST WITH TWO NON-RENTAL APARTMENTS

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

THE MAIN RESIDENTIAL STRUCTURE HAS FIVE GUEST BEDROOMS AND A SINGLE, TWO BEDROOM LIVING UNIT. THE CARRIAGE HOUSE HAS A SINGLE, THREE BEDROOM LIVING UNIT. WE ARE REQUESTING A WAIVER OF 29-3.3(ii) TO PERMIT THE ACCESSORY USES AND BUILDINGS SHOWN ON THE PLAN AS THIS IS A UNIQUE PROPERTY IN TERMS OF USE. THE FOOTPRINTS OF THESE STRUCTURES PROVIDE AMENITIES FOR THE PROPERTY'S USE. ADDITIONALLY, THE NEIGHBOR MOST IMPACTED BY THESE ACCESSORY FEATURES (116 LINDELL) ARE IN SUPPORT OF THE PROJECT.

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

TWO DWELLING UNITS. MAIN STRUCTURE = SEVEN BEDROOMS. CARRIAGE HOUSE = THREE BEDROOMS. TWO DWELLING UNITS/0.70 ACRES = 2.9 UNITS/ACRE 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.

MINIMUM LOT SIZE = 0.70 ACRES, MAXIMUM BUILDING HEIGHT = 37 FEET, MINIMUM SETBACKS = 25 FOOT FRONT, 10 FOOT WEST SIDE ON NORTH PORTION OF LOT, 4 FOOT WEST SIDE ON SOUTH PORTION OF LOT, 4 FOOT EAST SIDE, 15 FOOT REAR ON WEST PORTION OF LOT, 25 FOOT REAR ON EAST PORTION OF LOT. SEE PD PLAN FOR REFERENCE.

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.

NINE SPACES @ 1 SPACE PER GUESTROOM (FIVE) AND TWO SPACES PER LIVING UNIT (TWO) = 1.29 SPACES PER DWELLING UNIT.

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.

MINIMUM OPEN SPACE = 85.5%, MINIMUM LEFT IN EXISTING LANDSCAPING = 60.7%
A WAIVER FROM THE PROPERTY EDGE BUFFERING REQUIREMENTS HAS BEEN INCLUDED WITH THIS REQUEST. SUPPORT FOR THIS FROM THE ADJACENT NEIGHBOR TO THE SOUTH (116 LINDELL) HAS BEEN INCLUDED. THE EXISTING LANDSCAPE BUFFER AND 6-FOOT TALL FENCE WILL REMAIN.

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

VARIOUS INTERNAL WALKWAYS, PATIOS, ARBORS, AND A PICKLEBALL/BASKETBALL COURT

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



Date



Printed Name