



**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 | planning@como.gov

## Statement of Intent Worksheet

For office use:

Case #: <i>26-2019</i>	Submission Date: <i>12/4/18</i>	Planner Assigned: <i>RWP</i>
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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.

All permitted uses for M-N zoning as shown Table 29-3.2 of the UDC (See Attached) as well as Service Stations, Car Wash, Greenhouse or Plant Nursery and a Veterinary Hospital

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

Commercial Building

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

NA

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 is 38 feet  
-25 ft minimum front yard depth  
-50 ft landscape buffer along the East property line

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.

-65 parking spaces (3 are handicapped spaces)  
-8 bike spaces

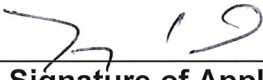
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

30% of the site is to be maintained in open space. 20% is landscaping and 10% is existing vegetation.

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

NA

**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	<u>11/30/18</u> Date
<u>Terry Wilson</u> Printed Name	_____
TERRY E. WILSON, MEMBER BEDROCK ENTERPRISES, LLC	

- (9) Each use that exists on the Effective Date that is required by this Code to obtain Conditional Use Approval, but that was a Permitted Use (without the need for Conditional Use Approval) prior to the Effective Date is deemed to have a Conditional Use Approval to (a) continue operation in structures and on land areas where the operation was conducted on the Effective Date and (b) to expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-specific Standards and all other applicable standards of this Chapter.
- (10) All uses required by the State of Missouri to have an approval, license, or permit to operate issued by the State or by another public or quasi-public or regulatory agency are required by the City to have that State approval, license, or permit in effect at all times, and failure to do so constitutes a violation of this Code.

29-3.1(b) - The Permitted Uses and Conditional Uses in the C-2 District located outside the M-DT Regulating Plan boundary are allowed as indicated in Section 29-3.4 hereof and shall be subject to the Use-specific Standards set forth in Section 29-3.4.

**29-3.2 Permitted Use Table.**

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	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in Section 29-3.3		
	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD			
LAND USE CATEGORY																
<b>RESIDENTIAL USES</b>																
<b>Household Living</b>																
Dwelling, One-family Detached	P	P	P	P	P	P							P	Per PD Approval	(a)	
Dwelling, One-family Attached		P	P		P	P										(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				P												
Second Primary Dwelling Unit													C			(e)
<b>Group Living</b>																
Boarding House			P		P	P	P	P						Per PD Approval		
Continuing Care Retirement Community			P		P	P	P	P								(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P								(g)
Group Home, Large			P		P	P	P	P								(g)
Group Home, Small	P	P	P	P	P	P	P	P					P			(g)
Halfway House			C		C	C	C	C								(h)
Residential Care Facility			C		P	P	P	P								
Temporary Shelter			C		C	C	C	C								(i)

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O		PD	
<b>LAND USE CATEGORY</b>															
<b>PUBLIC and INSTUTIONAL USES</b>															
<b>Adult and Child Care</b>															
Adult Day Care Center		P	P		P	P	P	P	P				Per PD		
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A		Per PD	(j)	
<b>Community Service</b>															
Assembly or Lodge Hall						C	P	P		P			Per PD Approval		
Cemetery or Mausoleum	C	C	C	C							P				
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P				
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P			(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P			
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	C	P	P					
Museum or Library	C	C	C		P	P	P	P	P	C	P				
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 Golf Course	P	P	P	P	P	P	P	P	P		P	P			
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P			
Reuse of Place of Public Assembly	C	C	C	C											(m)
<b>Utilities and Communications</b>															
Communication Antenna or Tower as a Principal Use	See 29-3.3(n)													(n)	
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P			
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P				
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)													(o)	
<b>COMMERCIAL USES</b>															
<b>Agriculture &amp; Animal-Related</b>															
Agriculture											P		Per PD Approval		
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P			
Greenhouse or Plant Nursery							P			P	P				
Pet Store or Pet Grooming						P	P	P	C	C					
Urban Agriculture			C		P	P	C	C			P				(p)
Veterinary Hospital					C	C	P	P	P	P					(q)
<b>Food &amp; Beverage Service</b>															
Bar or Nightclub						C	P	P		C			Per PD		

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O		PD
LAND USE CATEGORY														
Restaurant						P	P	P	P	P				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Office														
Commercial or Trade School					P	P	P	P	P	P				(t)
Office					P	P	P	P	P	P			Per PD Approval	
Research and Development Laboratory					P	P	P	P	P	P				(u)
Wholesale Sales Office or Sample Room							P	P	P	P				
Personal Services														
Personal Services, General					C	P	P	P	P	P			Per PD Approval	(v)
Self-service Storage Facilities							P	C		P				(w)
Tree or Landscaping Service							P		P	P				(oo)
Recreation & Entertainment														
Indoor Recreation or Entertainment						P	P	P	P	P				
Indoor Entertainment, Adult							C			C			Per PD Approval	(x)
Outdoor Recreation or Entertainment							P		C	P	C	C		(y)
Physical Fitness Center						P	P	P	P	P				
Theatre, Drive-In							C			P				
Retail														
Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)
Retail, Adult							P	P		P				(x)
Retail, General						P	P	P		P				(aa)
Vehicles & Equipment														
Car Wash						C	P	P	P	P			Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P				(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
INDUSTRIAL USES														
Commercial Services														

Permitted Use Table.: 29-3.2

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O		PD	
LAND USE CATEGORY															
Heavy Commercial Services							P	P		P			Per PD Approval		
Mechanical and Construction Contractors							C			P					
Storage and Wholesale Distribution									P	P					(dd)
<b>Manufacturing, Production and Extraction</b>															
Artisan Industry						P	P	P	P	P			Per PD Approval		
Bakery						C	P	P	P	P					
Heavy Industry										C					
Light Industry										C	P				(ee)
Machine Shop							C			P					
Mine or Quarry										C	C				
<b>Transportation</b>															
Airport											C		Per PD Approval		
Bus Barn or Lot							P			P					
Bus Station							P	P		P					
Rail or Truck Freight Terminal									C	P					
<b>Waste &amp; Salvage</b>															
Sanitary Landfill											C		Per PD		
Vehicle Wrecking or Junkyard										C					(ff)
<b>ACCESSORY USES</b>															
Accessory Dwelling Units	C	A	A										Per PD Approval	(gg)	
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A				(hh)
Communication Antenna or Tower as an Accessory Use	See 29-3.3(n)													(n)	
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A			(ii)
Drive-Up Facility					CA	CA	A	CA	A	A					(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A				(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA											(ll)
Outdoor Storage in Residential Districts	A	A	A	A											(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See 29-3.3(o)													(o)	
<b>TEMPORARY USES</b>															
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval		
Temporary Parking Lot					T	T	T	T	T	T	T	T			
Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T				(nn)

Permitted Use Table.: 29-3.2

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

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	R-1	R-2	R-MF	R-MH	M-OF	M-N	M-C	M-DT	M-BP	IG	A	O	PD	
<b>LAND USE CATEGORY</b>														
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T		