



**City of Columbia  
Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 14-180	Submission Date: 1/30/15	Planner Assigned: Zenner
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning: For O-P Somerset Village Tract 3 as described by Exhibit A.

1. The uses proposed.

Single Family Dwelling (Attached or Detached)

Adult day care home.

Apartment houses.

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.

Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions.

Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.

Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.

Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- (1) Artists, sculptors, photographers.
- (2) Authors, writers, composers.
- (3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- (4) Ministers, rabbis, priests, or other clergy members.
- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- (6) Seamstresses, tailors.
- (7) Teachers of private lessons in art, music, or dance.

Residential care facilities.

Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.

Customary accessory uses subject to the provisions of section 29-27, Accessory Uses.

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
  - **The maximum gross building floor area for Tract 3 is 100,620 Square Feet for any non-residential use.**
  - **The maximum allowed residential density is 18 units/ acre.**
  - **The maximum total allowed residential units is 138.**
  - **Residential units may be single family attached with a maximum building size of 10 units or apartment style dwellings, fee-simple condominium or rental apartment with a maximum of 24 units per building**

3. The maximum building height proposed.

**The maximum building height shall be 45 feet.**

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

**A Minimum of 25% open space consisting of landscaping shall be maintained and a minimum of 0% existing vegetation shall be preserved.**

**Note: At the discretion of the applicant, the statement of intent includes the following aspects of the proposed development:**

5. **Allow PUD Development upon submission of PUD Plan in conformance with City of Columbia PUD District Zoning for that portion of the site developed exclusively for residential purposes.**
6. **Access of the amount and types will be allowed as shown on Exhibit D for the planned district. Final position and design of the access will be subject to site specific development plans for permit issuance.**