



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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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 IN R-MF (SEE ATTACHED)

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

2 - 7-PLEX BUILDINGS

1 - 4-PLEX BUILDING

1 - 6-PLEX BUILDING

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

24 TOTAL UNITS WITH 10 UNITS AS 4-BEDROOM UNITS, 6 AS 3-BEDROOM UNITS, AND 8 AS 2-BEDROOM UNITS. DENSITY = 12.24 UNITS/ACRE

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 35-FEET

25-FOOT BUILDING SETBACK LINE ON WEST SIDE(GARTH)

10-FOOT BUILDING SETBACK LINE ON EAST AND NORTH SIDES

21.5-FOOT BUILDING SETBACK LINE ON SOUTH SIDE (SEXTON) WITH THE EXCEPTION THAT BUILDING PORCHES MAY ENCROACH UP TO 6-FEET INTO THE BUILDING SETBACK LINE AS SHOWN ON THE KINNEY POINT PD PLAN

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.

47 ON-SITE SPACES AT 1.96 SPACES PER 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.

40% PROPOSED LANDSCAPING - 0% EXISTING

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

POTENTIAL FUTURE PLAYGROUND AND PICINIC AREA

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>01/06/21</u> _____ Date
<u>KEVIN P. MURPHY</u> _____ Printed Name	_____

Kinney Point PD

Statement of Intent (Additional Items)

January 6, 2021

The following items shall be added to and incorporated into the Statement of Intent:

- 8) The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Avenue/Sexton Road intersection is improved.
- 9) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the Garth Avenue/Sexton Road intersection when and if the City decides to design/construct said intersection.
- 10) The owner shall not construct any building within 5-feet of the existing building lines, being 25-foot along Garth Avenue and 21.5-foot along Sexton Road, as shown on the Kinney Point PD Plan, within 75-feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton Road Intersection.
- 11) The owner agrees to work with the City in order to grant, where feasible, appropriate right-of-way for the improvement of the unnamed Alley abutting the north boundary of the Kinney Point PD Plan when and if the City decides to design/construct said Alley.



Kevin P. Murphy

A Civil Group

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														
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								(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)	
Group Living														
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						
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)
PUBLIC and INSTITUTIONAL USES														
Adult and Child Care														
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			
Community Service														
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)	
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See section 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 section 29-3.3(o)													(o)
COMMERCIAL USES														
Agriculture & Animal-Related														
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			
Medical Marijuana Cultivation Facility										P	P			(qq)
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)
Food & Beverage Service														
Bar or Nightclub						C	P	P		C			Per PD	
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			Per PD Approval	(t)
Medical Marijuana Testing Facility							P		P	P				(qq)

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														
Heavy Commercial Services							P	P		P			Per PD Approval	
Mechanical and Construction Contractors							C			P				
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
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			
Medical Marijuana-Infused Products Manufacturing Facility										P	P			(qq)
Mine or Quarry											C	C		
Transportation														
Airport												C	Per PD Approval	
Bus Barn or Lot								P			P			

