



City of Columbia
Planning Department

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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
89-2025	4/9/2025	RWP

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.

See attachment #1

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

- a. Dwelling, Live-work, including in mixed use buildings
- b. Dwelling, Multi-family, including in mixed use buildings
- c. Continuing Care Retirement Community
- d. Associated accessory uses

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

a. Future PD Plans for multi-family development shall comply with the following Unified Development Codes Standards:

- i. Specific Use Standards of Section 29-3.3(c), 29-3.3 (d), and 29-3.3(f).
- ii. Dimensional Standards of Section 29-4.1-1; Lots 2 & 3 allow maximum building height of 85 feet, additional building height can be requested through future PD plan for remaining lots.
- iii. Parking Requirements of Section 29-4.3

b. Units may be part of a mixed-use building.

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.

See attached #4

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.

Parking shall comply with the Unified Development Code.

Parking may be shared in accordance with the Unified Development Code.

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.

Each lot within the development shall have a minimum 15% open space.

Tree preservation shall comply with Section 29-4.4 of the Unified Development Code.

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

Future PD Plans shall amenities for residential uses.

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

Matthew A. Kriete

Printed Name

4/9/2025

Date

Attachment to Statement of Intent
Centerstate East
Planned Development
March 12, 2025

1. Uses Proposed in the PD District:
 - a. RESIDENTIAL USES
 - i. Dwelling, Live-work
 - ii. Dwelling, Multi-family
 - iii. Continuing Care Retirement Community
 - b. PUBLIC and INSTITUTIONAL USES
 - i. Adult Day Care Center
 - ii. Family Day Care Center
 - iii. Assembly or Lodge Hall
 - iv. Community/Recreation Center
 - v. Community Garden
 - vi. Elementary/Secondary School
 - vii. Funeral Home or Mortuary
 - viii. Higher Education Institution
 - ix. Hospital
 - x. Museum or Library
 - xi. Police or Fire Station
 - xii. Public Service Facility
 - xiii. Public Park, Playground, or Golf Course
 - xiv. Religious Institution
 - xv. Reuse of Place of Public Assembly
 - c. COMMERCIAL USES
 - i. Farmer's Market
 - ii. Greenhouse or Plant Nursery
 - iii. Pet Store or Pet Grooming
 - iv. Urban Agriculture
 - v. Veterinary Hospital
 - vi. Bar or Nightclub
 - vii. Restaurant
 - viii. Bed and Breakfast
 - ix. Hotel
 - x. Bank and Financial Institution
 - xi. Commercial or Trade School
 - xii. Consumer Lending Institution
 - xiii. Office
 - xiv. Research and Development Laboratory
 - xv. Wholesale Sales Office or Sample Room
 - xvi. Personal Services, General
 - xvii. Indoor Recreation or Entertainment
 - xviii. Outdoor Recreation or Entertainment
 - xix. Physical Fitness Center

- d. RETAIL
 - i. Alcoholic Beverage Sale
 - ii. Retail, General
 - e. VEHICLES & EQUIPMENT
 - i. Car Wash
 - ii. Gas Station or Fueling Center
 - F. MANUFACTURING, PRODUCTION AND EXTRACTION
 - i. Artisan Industry
 - ii. Bakery
 - g. Accessory Uses
 - h. Temporary Uses
 - i. Note: Deviations from specific standards defined section 29-3.3 of Unified Development Code shall be approved as part of the Planned Development Plan.
4. Dimensional Standards
- a. Setbacks
 - i. 25-feet - along Creekside Parkway and Vandiver Drive "Front Yard"
 - ii. 10 -feet – private/common lot roads "Common Lot Setback"
 - iii. 25-feet – South and east property Line "Perimeter Setback"
 - iv. 0-feet – internal side yards
 - v. 10-feet – Rear Setback to Common Lot "Common Lot Setback"
 - vi. 10-feet – Side Setback
 - b. Maximum Building Heights
 - i. Lots 2 & 3 – 85 feet
 - ii. All other lots shall comply with MC in the UDC
 - iii. Future height adjustments may be approved with PD Plan for remaining lots
 - c. Minimum Building Setbacks
 - i. Hotel to Conference Center = 0 feet
 - ii. Hotel and restaurant = 0 feet
 - iii. All other buildings = 10 feet
 - d. Parking Lot Setbacks
 - i. 6-feet minimum from Public Right of Way
 - ii. 4-feet minimum from Private/Common Lot