



**City of Columbia**  
**Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 49-2026	Submission Date: 1/30/26	Planner Assigned: RPH
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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 allowed usages in the M-N zoning district.

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

Multifamily residential buildings and accessory buildings including but not limiting to pools, community buildings, garages, shelters, car ports, and other residential amenities.

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

240 total dwelling units

120 (1-bedroom units)

112 (2-bedroom units)

8 (3-bedroom units)

240 units on 44.80 acres = 5.36 units per acre

The Net Developable Area = 26.30 acres

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.

45' maximum building height

Building Setbacks for Lots 1 - 3:

25' Front yard

20' Rear Yard

15' Side Yard

Frontage for lots 1 & 2 is Rolling Hills Road. Frontage for lot 3 is Richland Road

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.

1-Bed Residential - 1.5 Per Unit - 120 Units = 180 Spaces

2-Bed Residential - 2 Per Unit - 112 Units = 224 Spaces

3-Bed Residential - 2.5 Per Unit - 8 Units = 20 Spaces

240 Units / 5 For Visitor Parking = 48 Spaces

Required Spaces = 472 Spaces

Bicycle Reduction = -24 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.  
15% required or 6.72 acres to remain open or existing vegetation.
  
- 7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.  
community building, pool, patio area, pickle ball courts, shelters, dog parks, & connectivity walks.

**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.**

*Kyle Miller*  
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Signature of Applicant or Agent  
**Kyle Miller**  
\_\_\_\_\_  
Printed Name

**1-30-26**  
\_\_\_\_\_  
Date