



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #: 09-2021	Submission Date: 11/2/20	Planner Assigned: RIB
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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:

- 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.

Dwelling, Multi-family	Artisan Industry
Restaurant with Drive-Thru	Indoor Recreation or Entertainment
Office	Physical Fitness Center
Personal Services, General	
Alcoholic Beverage Sale	
Retail, General	

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

Multi-Family Dwellings (Mixture of Bedroom Numbers)

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

28 dwelling units - (12) 1-bedroom units & (16) 2-bedrooms units

28 dwelling units / 2.57 acres = 11 dwelling units per acre

- Minimum lot sizes, if applicable, maximum building height, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Max. Building Height - 40 feet
 Min. building setbacks from exterior property line = 25 feet
 Min. building setbacks from interior property line = 0 feet
 Min. building setbacks from other buildings = 0 feet

- 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.

(12) 1 bedroom units required and provided parking @ 1.5 spaces per dwelling units = 18 spaces

(16) 2 bedroom units required and provided parking @ 2 spaces per dwelling units = 32 spaces

Multi-family unit visitors @ 1 space per 5 dwelling units = 6 spaces

21,047 sq.ft. Retail @ 1 space per 300 sq.ft. = 71 spaces

2,500 sq.ft. Restaurant (with Drive-Thru) @ 1 space per 200 sq.ft. = 13 spaces

Total spaces required = 140 minus 12 required bicycle spaces = 128 spaces

Total spaces provided = 128 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.

Providence South Plaza OP/CP Plan as a whole preserved 25% of the total development's climax forest. A portion of this preserved area resides on Lot 3, as shown on the Plan. On Lot 3 exclusively, a minimum percentage of 15% of the site will be landscaped.

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

N/A

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
Andy Greene

Printed Name

11/2/2020

Date
