



City of Columbia
Planning Department

701 E. Broadway, Columbia, MO
(573) 874-7239 | planning@como.gov

Statement of Intent Worksheet

For office use:

| | | |
|---------------------|------------------------------|--------------------------|
| Case #: 126-2024 | Submission Date: 4/3/2024 | Planner Assigned: PRZ |
|---------------------|------------------------------|--------------------------|

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 permitted use table with non-permitted uses struck-through.

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

N/A - no new buildings. The existing building (Macadoodles) will remain as is.

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

N/A - no dwelling units

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.

Existing Lot size is 1.73 acres.

Maximum building height (existing and per original zoning plan approval) is 45 feet.

Minimum building setbacks (existing and per original zoning plan approval) is 25 feet to street right of way and 20 feet to interior lot lines.

Only one building, so no setback between buildings provided.

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.

The total number of parking spaces for the site shall conform to the requirements of section 29-4.3 of the Unified Development Code for the specific land use developed.

All parking is existing and per original zoning plan approval, no changes to parking.

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.

The minimum percentage of the site to be maintained in landscaping (existing and per original zoning plan approval) shall be 15%.

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

None.

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

4/3/2024

Date

8. Freestanding "Off-Premises" Sign in Northwest corner of lot.

A freestanding "off-premises" sign to be placed in the northwest corner of the subject Lot 1 to benefit Lot 2 of Providence South Plaza Plat 2.

The freestanding "off-premises" sign shall be in conformance with Section 29-4.8 of the UDC and have the following dimensional standards:

64 sq. ft. max. area,
12 ft. max. ht.

Existing freestanding sign in the southwest corner of Lot 1 and existing monument sign on the west side of Lot 1 that will remain, as approved per the existing PD plan.

Sec. 29-3.2. - Permitted use table.

| Table <u>29-3.1</u> : 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 <u>Section 29-3.3</u> | | |
| | 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 | | | | | | | | | | | | | | | | |

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|---|---|-----|---|---|---|---|---|---|---|--|---|--|-----------------|--|-----|
| 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 | | | | (j) |
| Community Service | | | | | | | | | | | | | | | |

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|--|------------------------------|---|---|---|---|---|---|---|---|---|---|---|-----------------|------|
| 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 <u>section 29-3.3(n)</u> | | | | | | | | | | | | | (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 <u>section 29-3.3(o)</u> | | | | | | | | | | | | (o) | |
| COMMERCIAL USES | | | | | | | | | | | | | | |

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|--|--|--|--|--|-----|---|---|---|---|---|---|---|-----------------|------|
| Bank and Financial Institution | | | | | P | P | P | P | P | P | | | Per PD Approval | |
| Commercial or Trade School | | | | | P | P | P | P | P | P | | | | (t) |
| Consumer Lending Institution | | | | | P | P | P | P | P | P | | | | |
| Marijuana Testing Facility | | | | | | | P | | P | P | | | | (qq) |
| Office | | | | | P | P | P | P | P | P | | | | |
| Research and Development Laboratory | | | | | P | P | P | P | P | P | | | | (u) |
| Wholesale Sales Office or Sample Room | | | | | | | P | P | P | P | | | | |
| Personal Services | | | | | | | | | | | | | | |
| Personal Services, General | | | | | P/C | P | P | P | P | P | | | Per PD | (v) |
| Self-service Storage Facilities | | | | | | | P | C | | P | | | | (w) |
| Tree or Landscaping Service | | | | | | | P | | P | P | | | | (oo) |
| Recreation & Entertainment | | | | | | | | | | | | | | |
| Indoor Recreation or Entertainment | | | | | | P | P | P | P | P | | | | |
| Indoor Entertainment, Adult | | | | | | | C | | | C | | | Per PD Approval | (x) |
| Outdoor Recreation or Entertainment | | | | | | | P | | C | P | C | C | | (y) |
| Physical Fitness Center | | | | | | P | P | P | P | P | | | | |
| Theatre, Drive-In | | | | | | | C | | | P | | | | |
| Retail | | | | | | | | | | | | | | |

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|--|--|--|--|--|--|--|-----|-----|-----|-----|---|---|-----------------|------|------|
| 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 | | | | | | | C/P | C/P | C/P | C/P | P | | Per PD Approval | (tt) | |
| Bakery | | | | | | | C | P | P | P | P | | | | |
| Comprehensive Marijuana-Infused Products Manufacturing Facility | | | | | | | | | | P | P | | | | (qq) |
| Heavy Industry | | | | | | | | | | | C | | | | |
| Light Industry | | | | | | | | | | | C | P | | (ee) | |
| Machine Shop | | | | | | | | C | | | P | | | | |
| Medical Marijuana-Infused Products Manufacturing Facility | | | | | | | | | | P | P | | | (qq) | |
| Microbusiness Marijuana Wholesale Facility | | | | | | | | | | P | P | P | | (qq) | |
| Mine or Quarry | | | | | | | | | | | C | C | | | |
| Transportation | | | | | | | | | | | | | | | |
| Airport | | | | | | | | | | | | C | Per PD Approval | | |
| Bus Barn or Lot | | | | | | | | P | | | P | | | | |
| Bus Station | | | | | | | | P | P | | P | | | | |
| Rail or Truck Freight Terminal | | | | | | | | | | | C | P | | | |
| Waste & Salvage | | | | | | | | | | | | | | | |
| Sanitary Landfill | | | | | | | | | | | | C | Per PD | | |
| Vehicle Wrecking or Junkyard | | | | | | | | | | | C | | | | (ff) |

| ACCESSORY USES | | | | | | | | | | | | | | |
|--|---|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|-----------------|
| Office | | | | | | | | | | | | | | |
| Accessory/Commercial Kitchen | A | A | A | A | | | | | | | | | Per PD Approval | (ss) |
| Accessory Dwelling Units | C | A | A | | | | | | | | | | | (gg) |
| Backyard or Rooftop Garden | A | A | A | A | A | A | A | A | A | A | A | A | | (hh) |
| Communication Antenna or Tower as an Accessory Use | See <u>section 29-3.3(n)</u> | | | | | | | | | | | | | (n) |
| Customary Accessory Uses and Related Structures | A | A | A | A | A | A | A | A | A | A | A | A | | (ii) |
| Drive-Up Facility | | | | | CA | CA | A | CA | A | A | | | | (jj) |
| Home Occupation | A | A | A | A | A | A | A | A | A | A | A | A | | (kk) |
| Home Occupation with Non-Resident Employees | CA | CA | CA | CA | | | | | | | | | | (ll) |
| Outdoor Storage in Residential Districts | A | A | A | A | | | | | | | | | | (mm) |
| Wind Energy Conversion System (WECS) as a Principal Use | See <u>section 29-3.3(o)</u> | | | | | | | | | | | | | (o) |
| TEMPORARY USES | | | | | | | | | | | | | | |
| Temporary Construction Office or Yard | T | T | T | T | T | T | T | T | T | T | T | T | Per PD Approval | |
| Temporary Parking Lot | | | | | T | T | T | T | T | T | T | T | | |
| Temporary Real Estate Sales/Leasing Office | T | T | T | T | T | T | T | T | T | T | T | T | | (nn) |
| Temporary/Seasonal Sales or Event, Other | T | T | T | | T | T | T | T | T | T | T | T | | |

(Ord. No. 23895, § 1, 6-3-19; Ord. No. 24553, § 1, 3-1-21; Ord. No. 24680, § 1, 7-6-21; Ord. No. 24681, § 1, 7-6-21; Ord. No. 24682, § 1, 7-6-21; Ord. No. 24893, § 1, 1-3-22; Ord. No. 25243, § 1, 2-6-23; Ord. No. 25383, § 1, 7-17-23)