STATEMENT OF INTENT
DISCOVERY PARK SUBDIVISION LOTS 4, 501, & 502 (Portion of Tracts 3, 4, 5, and 9 of Ordinance 18043)
Revised June 12, 2017

Size of Lot 4: 8.87 acres
Size of Lot 501: 2.64 acers
Size of Lot 502: 6.04 acres
Size of Lot 7: 0.96 acres

Zoning of Tract: Planned

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

a. Drive in theaters
b. Gun clubs
c. Machine shops
d. Travel trailer parks
e. Temporary shelters
f. Self storage facilities
g. Halfway houses
h. Publishing and newspaper publishing
i. Commercial parking for automobiles and light trucks
j. Farm machinery sales and services
k. Kennels for boarding of animals of any kind
l. Miniature golf courses or driving ranges
m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
n. Lumber yards, unless part of a home improvement center.

The clubhouse amenity located on lot 501 shall not be a commercial facility, however a leasing office for the apartments will operate inside the clubhouse.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage
    a. Lot 4: 8.87 acres to be developed with:
        a. Five 24-unit apartment buildings
        b. Two 18-unit apartment building, building
        c. One maintenance building
        d. Five garages with four parking spaces each
    b. Lot 501: 2.64 acres to be developed with:
        a. One fitness center with 10 one bedroom apartments attached
        b. One pool maintenance building/filter room
    c. Lot 502: 6.04 acres to be developed with:
        a. Three 24-unit apartment buildings
        b. Two 18-unit apartment building, building

c. Three garages with four parking spaces each

2. Total Square Footage:
   a. Lots 4, 501 and 502: 120,536 square feet (deductions from Tracts 3, 4, 5 & 9 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated July 7, 2014.
3. Height and Setbacks:
   a. The maximum building height shall not exceed and 55' as measured from finished grade.
   b. Along Philips Park boundary and Nocona Parkway – 25'
   c. Minimum distance between detached dwellings 12'

4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.

5. Open space/Impervious Surface areas:
   a. Open/Green Space shall be a minimum of 45% (Lots 4, 501 and 502)
   b. Impervious surface shall be a maximum of 55% (Lots 4, 501 and 502)

6. Comprehensive Traffic Impact Study/Development Agreements:
   a. Lots 4, 501 and 502 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043

7. Stormwater/Water Quality Protection Plan:
   a. Lots 4, 501 and 502 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance #18043

_____

Nathan Odle, Member