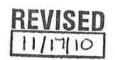
- 1. <u>Statement of Intent Required by Section 29-17(e)(2)</u>: In accordance with the requirements of Section 29-17(e)(2), the following "Statement of Intent" is hereby furnished with respect to that portion of the Property to be rezoned to Zoning District C-P, to-wit:
 - a. The uses proposed for Tract 2 within the Property shall be all permitted uses under Zoning District C-1 (Section 29-14) of the City's zoning ordinances, plus the following uses: billiard halls and game arcades; bicycle repair shops; miniature golf courses; and small animal hospitals without outdoor kennels, and excluding the following uses: assembly or lodge halls; halfway houses; halfway houses for young offenders; and self-service storage facilities. The maximum gross square feet of building floor area proposed for Tract 2 is 80,000. Tract 2 is shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies.
 - b. The maximum building height proposed for the area of the Property to be rezoned C-P is 45 feet.
 - c. The minimum percentage of that portion of the Property to be rezoned C-P to be maintained in open space is 20%.
 - d. Land disturbance permits shall not be issued until site specific development plans are approved.
- 2. <u>Statement of Intent for Portion of Property to be Placed in Planned Zoning District PUD</u>: For that portion of the Property placed in zoning district PUD, the requirements of Section 29-10(e)(2) must be met, to-wit:
 - a. The statements in this paragraph should be considered as a "Statement of Intent" within the meaning of Section 29-10(e)(2) of the City's zoning ordinances.
 - b. The uses proposed for the site are all uses permitted in Section 29-10 of the City's zoning ordinances. In addition, all conditional uses permitted in Section 29-10 will be permitted upon the granting of a conditional use permit for same.
 - c. The types of dwelling units shall be: Multiple-Family, One-Family, One-Family, Attached, Two-Family, and Villa for Tracts 3 and 4 & only One-Family and One-Family Attached for Tract 5.
 - d. The maximum number of dwelling units shall be as follows and the density shall be that which is shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies:



- For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 46.
- 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 116.
- 3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 538.
- e. The maximum building height proposed for the Property is 35 feet.
- f. The total number of parking spaces proposed is as follows:
 - 1. For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 124; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
 - 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 255; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
 - 3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 1,184; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
- g. The parking ratio per dwelling unit shall be as follows:
 - 1. For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to1; however, the actual ratio shall be determined by an approved PUD development plan.
 - 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to



- which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to1; however, the actual ratio shall be determined by an approved PUD development plan.
- 3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to1; however, the actual ratio shall be determined by an approved PUD development plan.
- h. The minimum percentage of the site to be maintained in open space shall be 15% landscaping and 25% existing vegetation.
- i. There are no proposed amenities; however, in the event that the City of Columbia develops a park within Tract 5, same shall be an amenity.
- j. The plan for Tracts 3 and 4 is generally described as a plan containing Multiple-Family, One-Family, One-Family Attached, Two-Family, and Villa Units and any combination of same. The plan for Tract 5 is generally described as a plan containing One-Family and One-Family Attached units and any combination of same. Units may be contained on a single zero lot line lot, a single family lot, or on a large lot containing several units. In addition, there may be up to 3 units in a single building. Perimeter setbacks shall comply with zoning regulations. The minimum setback from interior streets shall be 20 feet.
- k. Land disturbance permits shall not be issued until PUD plans are approved and such permits shall only be issued to Tracts receiving PUD plan approval.

