City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
113-2022	4/6/2022	CES

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.

   Dormitory/Fraternity/Sorority

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

   Six single, 25 double and 8 triple sleeping/study rooms
   Total of 39 rooms with 80 beds

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

   See #2 above

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.

   Maximum Building Height: 35'
   Proposed Setbacks: Front 52'-6" from newly expanded ROW
   Side: east 41'-4" at existing house, 42'-6" at Addition
   west 43'-8"at existing house, 44'-10" at Addition
   Rear: 25'-3" from centerline of alley

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.

   Required parking: 80 beds x 1 space / 2 beds = 40 spaces - 4 Bicycle spaces = 36 spaces
   Proposed parking: 34 on-site 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.**

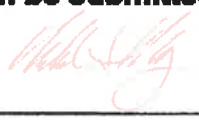
1) Calculation based on existing 40' ROW at front yard and existing 10' ROW at rear yard
- Landscaped area:6,181 sf
- Total site area: 32,234 sf
- Percentage of open space: 6,181/32,234 = 19.2%

2) Calculation based on new 66' ROW at front yard and 20' ROW at rear yard
- Landscaped area:4,800 sf
- Total site area: 29,107 sf
- Percentage of open space: 4,800/29,107 = 16.5%

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

Landscaped Courtyard with Monumental Stairs at Lower Level
Landscaped Patio on Upper Level

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

02/22/2022
Date

Michael S. Hug, Principal Architect

Printed Name