



**City of Columbia  
Planning Department**

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

# Lot 101

## Statement of Intent Worksheet

For office use:

Case #: <b>16-2023</b>	Submission Date: <b>1-13-2023</b>	Planner Assigned: <b>JB Kelley</b>
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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:**

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.

Lot 101  
Dwelling, Multi Family

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

Apartment building and all allowed accessory uses.

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

Maximum number of existing dwelling units is 24 - 2 bedroom units  
Maximum density is 32 units per acre

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.

No minimum lot size  
Maximum building height: 45'  
Minimum building setback from side yard: 10'  
Minimum building setback from front: 25'  
Minimum rear setback: 25' - Existing building is 0' (Design Exception requested)

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.

Total provided - 61  
3 Accessible spaces  
50 Regular spaces  
8 Bicycle 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.

Total area of lot= 33,800 square feet

Impervious area = 83%

Open space = 17%

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

None Proposed

**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.**



1/13/23

Signature of Applicant or Agent

Date

Jay Gebhardt, PE, PLS

1/13/23

Printed Name

LOT	SECTION	REQUIREMENT	*DESIGN EXCEPTION	PURPOSE
101	29.4.4 (E)	Level 3, 10' buffer and 8' tall screening device	Keep existing condition with 0 buffer area. Required 8' tall screening already provided by neighboring commercial property on a portion of the property line. (Additional 8' fence not accepted by staff.)	Buffer area is included in existing parking area currently used by residents. Removal may cause overflow issues into the neighboring areas.
	29-4-3 (f)(1)(v)	Existing parking surface covers 87% of required rear yard, current maximum is 30%	Keep existing parking surface area.	Existing parking used by current residents.
	39-4.3(f)(3)(i)	No parking in a required front or side yard	Keep existing condition with 0 setback.	Existing parking used by current residents.
	39-4.3(f)(3)(iii)	Parking in a direction perpendicular to the driveway is prohibited	Keep existing parking area.	Existing parking used by current residents.

**\*SHOULD BUILDING BE REMOVED - ALL DESIGN EXCEPTIONS ABOVE WILL EXPIRE WITH NEW DEVELOPMENT**

**SIDEWALK CONSTRUCTION - LOT 101**

Sidewalk for lot 101 to be built with certificate of occupancy for development of Lot 102



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# Lot 102

## Statement of Intent Worksheet

For office use:

Case #: <b>16-2023</b>	Submission Date: <b>1-13-2023</b>	Planner Assigned: <b>JB Kelley</b>
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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:**

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.

Lot 102  
 Dwelling, Multi-family

2. The type(s) of dwelling units proposed and any accessory buildings proposed.  
 6 - 2 bedroom apartment units and allowed accessory uses.

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

Maximum number of proposed dwelling units is 6 - 2 bedroom units  
 Maximum density is 17 units per acre

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: 45'  
 Minimum building setback from front yard: 25'  
 Minimum building setback from side: 10'  
 Minimum rear setback: 25'  
 Minimum setbacks between buildings: 0'

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.

Total to be provided -18  
 13 Regular spaces  
 1 Van accessible space  
 4 Bicycle 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.

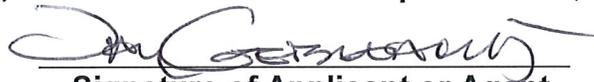
15% minimum landscaping.

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

None Proposed

8. Sidewalk for lot 102 to be built with certificate of occupancy for development of Lot 102.

**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

1/13/23

Date

Jay Gebhardt, PE, PLS

1/13/23

Printed Name



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# Lot 103

## Statement of Intent Worksheet

For office use:

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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:**

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.

Lot 103 Existing building  
 Office - no more than 4500 sq ft, with accessory storage

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

None. No new structures proposed.

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

None. No dwelling units are being proposed.

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: 45' - Existing building is 26'  
 Minimum building setback from front: 25' - Existing building is 20' (Design Exception requested)  
 Minimum building setback from side: 0  
 Minimum rear setback: 25'

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.

Total Provided -19  
 12 Regular spaces  
 3 Van accessible spaces  
 4 Bicycle spaces

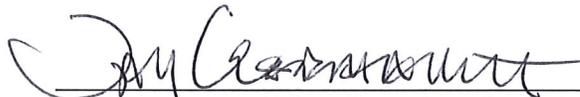
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Total area of lot = 29,386 square feet  
Impervious area = 67%  
Open Space = 33%

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

None Proposed

**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**

**Jay Gebhardt, PE, PLS**

**Printed Name**

**1/13/23**

**Date**

**1/13/23**

LOT	SECTION	REQUIREMENT	*DESIGN EXCEPTION	PURPOSE
103	29.4.4 (e)	Level 3, 10' buffer and 8' tall screening device	Keep existing 7' buffer between parking lots. Existing driveway connector will be removed. 8' tall screen will be accomplished with existing vegetation and new landscaping.	Increase in existing buffer would negatively impact the existing parking and turn around space.
	29-4.1-2	Minimum front yard setback is 25'	20' setback requested	Existing building currently has a 20' setback
<p><b>*SHOULD BUILDING BE REMOVED - ALL DESIGN EXCEPTIONS ABOVE WILL EXPIRE WITH NEW DEVELOPMENT</b></p>				

**SIDEWALK CONSTRUCTION - LOT 103**

Sidewalk for lot 103 to be built with certificate of occupancy for development of Lot 103



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# Lot 104

## Statement of Intent Worksheet

For office use:

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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.

Lot 104  
 Dwelling, Multi Family

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

Apartment building and all allowed accessory uses.

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

Maximum number of existing dwelling units is 24 - 2 bedroom units  
 Maximum density is 32 units per acre

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: 45'  
 Minimum building setback from front: 25'  
 Minimum building setback from side: 0'  
 Minimum rear setback: 25'

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.

Total provided - 61  
 3 Accessible spaces  
 50 Regular spaces  
 8 Bicycle 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.

Total area of lot = 39,100 square feet

Impervious area = 75%

Open space = 25%

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

None Proposed

**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

Jay Gebhardt, PE, PLS

Printed Name

1/13/23

Date

1/13/23

LOT	SECTION	REQUIREMENT	*DESIGN EXCEPTION	PURPOSE
104	29-4.3(f)(3)(i)	No parking in a required front or side yard	Keep existing condition with 0 setback.	Existing parking area is in the setback and currently used by residents. Removal of parking may cause overflow issues into the neighboring areas.
	29-4.3(f)(iii)	Parking in a direction perpendicular to the driveway is prohibited	Keep existing parking area.	Same as above

**\*SHOULD BUILDING BE REMOVED - ALL DESIGN EXCEPTIONS ABOVE WILL EXPIRE WITH NEW DEVELOPMENT**

**SIDEWALK CONSTRUCTION - LOT 104**

Sidewalk for lot 104 on west side to be built with certificate of occupancy for development of Lot 102.

Sidewalk for lot 104 on east side to be built with certificate of occupancy for development of Lot 103.