



City of Columbia
Planning Department

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Statement of Intent Worksheet

For office use:

Case #: 02-2023	Submission Date: 4/4/2023	Planner Assigned: PRZ
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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.

Please see attached exhibit of permitted uses.

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

Multi-Family.

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

Future PD Plans for multi-family development shall comply with use specific standards of Section 29-3.3(d), the dimensional provisions of Section 29-4.1, Table 4.1-1 and parking requirements of Section 29-4.3 of the Unified Development Code (UDC).

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.

All non-residential development shall comply with the use-specific standards of Section 29-3.3, the dimensional standards of Section 29-4.1, Table 4.1-2, and parking requirement of Section 29-4.3 of the UDC. Additionally, a 25-foot setback shall be required along the development perimeter and all interior streets (Parcel C101). Setbacks shall be measured from property lines.

PARKING SETBACK

- Parking setback on lots 101-105 shall be six feet from public right-of-way and the edge of Parcel C101, which contains the private street.
- For lots 106-110 the parking setback shall be six feet from the edge of Parcel C101, which contains the private street.
- The parking setback from the perimeter of the R-1 zoned lots shall be 25 feet and from all interior lot lines within the commercially zoned property shall be six feet.
- All parking shall be screened from public right-of-way and private street in accordance with Section 29-4.4 of the UDC.

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.

Parking shall be provided as required by the UDC for uses shown on future PD Plans.

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.

Lots 101-105 shall have a minimum of 15% landscaping and 0% existing vegetation.

Lots 106-110 shall have a minimum of 20% landscaping and 0% existing vegetation.

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

4/4/2023

Date

Jay Gebhardt, PE, PLS

Printed Name

4/4/2023

Date

LAND USES
RESIDENTIAL USES
Household Living
Dwelling, Multi-family
Group Living
Residential Care Facility
PUBLIC and INSTITUTIONAL USES
Adult and Child Care
Adult Day Care Center
Family Day Care Center
Community Service
Community/Recreation Center
Elementary/Secondary School
Higher Education Institution
Hospital
Museum or Library
Police or Fire Station
Public Service Facility
Public Park, Playground, or Golf Course
Religious Institution
Utilities and Communications
Public Utility Services, Major
Public Utility Services, Minor
COMMERCIAL USES
Agriculture & Animal-Related
Pet Store or Pet Grooming
Food & Beverage Service
Restaurant
Office
Bank and Financial Institution
Office

Personal Services
Personal Services, General
Recreation & Entertainment
Indoor Recreation or Entertainment
Physical Fitness Center
Retail
Alcoholic Beverage Sale
Retail, General
Vehicles & Equipment
Car Wash
Light Vehicle Service or Repair
ACCESSORY USES
Customary Accessory Uses and Related Structures
Drive-Up Facility