

Statement of Intent
Kinney Point
July 10, 2013

The following information is being presented as the Statement of Intent for the subject property.

1. The allowed uses for this property shall include:

Permitted uses in District R-3

Adult day care home

Apartment houses.

Boardinghouses or lodging houses.

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.

Permitted uses in District R-2

Two-family dwellings

Permitted uses in District R-1


One-family dwellings

Churches, mosques, and synagogues

2. The maximum square footage of any and all buildings located on the subject site shall not exceed 40,000 square feet. Said building may contain 1, 2, 3, and/or 4 bedroom units. The maximum number of units on said tract shall not exceed 58 total units with a maximum density of 30 units per acre. Accessory buildings, such as gazebos, shelter houses, and maintenance buildings shall be allowed within the development.
3. The maximum building height shall not exceed 45 feet.
4. The minimum percentage of the site to be maintained in open space shall be 40%. This amount shall be further delineated as 0% existing vegetation and 40% landscaping.
5. The total number of parking spaces proposed for this site shall not exceed the minimum parking requirement of the City of Columbia by more than 10 spaces.
6. Additional amenities may include a gazebo, walking trail, shelter houses, and picnic areas.
7. This project is a multi-family residential development containing a single building. Said building shall be constructed with a minimum building setback of 25 feet

from any exterior street right-of-way. Parking and lighting for the development shall be in accordance with the current regulations for the City of Columbia.

8. The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Ave/Sexton Road intersection is improved.
9. The owner agrees to work with the City to in order to grant, where feasible, appropriate right-of-way(s) for the improvement of the Garth Avenue/Sexton Road intersection when the City decides to design/construct said intersection. Owner agrees to grant said right-of-way(s) at no cost to the City.
10. The owner will not construct any building within 5 feet of the existing 25-foot building lines (as shown by the PUD Plan) along Sexton Road or Garth Avenue, within 75 feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton road intersection.



Rick Hess

Columbia Housing Authority