City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
77-2021	2-12-2021	RIS

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.

   See supplementary sheets.

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

   No dwelling units are being proposed at this time.

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

   N/A

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.

   Minimum Lot Size: N/A
   Maximum Building Height: 75 feet
   Minimum Building Setback from Perimeter Streets: 25 feet
   Minimum Building Setback from Interior Streets: 25 feet
   Minimum Building Setback from Property Lines: 0 feet
   Minimum Building Setback between Buildings: 0 feet

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 number of parking spaces shall be 43 (per approved P-D Development plan for Lot 2 of Broadway Bluffs Subdivision dated October 27, 2006).

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.

   Minimum percentage of the site maintained as landscaping shall be 15%.

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

   N/A

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]	2/12/21
Signature of Applicant or Agent	**Date**
Tim Crockett	
Printed Name	

Sec. 29-3.2. - Permitted use table.

Table 29-3.1: COLUMBIA, MISSOURI, PERMITTED USE TABLE P=Permitted use C=Conditional use A=Accessory use CA=Conditional Accessory use T=Temporary use														
Zoning District	**Residential**				**Mixed Use**					**Special Purpose**				**Use-Specific Standards, in Section 29-3.3**
	R-1	**R-2**	**R-MF**	**R-MH**	**M-OF**	**M-N**	**M-C**	**M-DT**	**M-BP**	**IG**	**A**	**O**	**PD**	
LAND USE CATEGORY														
RESIDENTIAL USES														
Household Living														
Dwelling, One-family Detached	P	P	P	P	P	P					P		Per PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P								(b)
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						(c)
Dwelling, Multi-family			P		P	P	P	P						(d)
~~Manufactured Home Park~~				P										
Second Primary Dwelling Unit											C			(e)
Group Living														
Boarding House			P		P	P	P	P						
Continuing Care Retirement Community			P		P	P	P	P						(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P					Per PD Approval	
Group Home, Large			P		P	P	P	P						(g)
Group Home, Small	P	P	P	P	P	P	P	P			P			(g)

~~Halfway House~~			C		C	C	C	C					(h)
Residential Care Facility			C		P	P	P	P					
~~Temporary Shelter~~			C		C	C	C	C					(i)
PUBLIC and INSTITUTIONAL USES													
Adult and Child Care													
Adult Day Care Center		P	P		P	P	P	P	P			Per PD	
Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A		(j)
Community Service													
Assembly or Lodge Hall						C	P	P		P			
~~Cemetery or Mausoleum~~	C	C	C	C							P		
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P	
~~Funeral Home or Mortuary~~					C	C	P	C		P			(k)
Higher Education Institution			P		P	P	P	P	P	C		Per PD Approval	(l)
Hospital					P	P	P	C	P	P			
Museum or Library	C	C	C		P	P	P	P	P	C	P		
Police or Fire Station	P	P	P	P	P	P	P	P	P	C	P		
Public Service Facility	P	P	P	P	P	P	P	P	P	P	P		
~~Public Park, Playground, or Golf Course~~	P	P	P	P	P	P	P	P	P		P	P	
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	

Reuse of Place of Public Assembly	C	C	C	C										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See section 29-3.3(n)													(n)
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P		
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P			
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)													(o)
COMMERCIAL USES														
Agriculture & Animal-Related														
Agriculture											P			
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P		
Greenhouse or Plant Nursery							P			P	P		Per PD Approval	
Medical Marijuana Cultivation Facility										P	P			(qq)
Pet Store or Pet Grooming						P	P	P	C	C				
Urban Agriculture			C		P	P	C	C			P			(p)
Veterinary Hospital					C	C	P	P	P	P				(q)
Food & Beverage Service														
Bar or Nightclub						C	P	P		C			Per PD	
Restaurant						P	P	P	P	P				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				

Travel Trailer Park							C				C			
Office														
Commercial or Trade School					P	P	P	P	P	P				(t)
Medical Marijuana Testing Facility							P		P	P				(qq)
Office					P	P	P	P	P	P			Per PD Approval	
Research and Development Laboratory					P	P	P	P	P	P				(u)
Wholesale Sales Office or Sample Room							P	P	P	P				
Personal Services														
Personal Services, General					C	P	P	P	P	P				(v)
Self-service Storage Facilities							P	C		P			Per PD	(w)
Tree or Landscaping Service							P		P	P				(oo)
Recreation & Entertainment														
Indoor Recreation or Entertainment						P	P	P	P	P				
Indoor Entertainment, Adult							C			C				(x)
Outdoor Recreation or Entertainment							P		C	P	C	C		(y)
Physical Fitness Center						P	P	P	P	P			Per PD Approval	
Theatre, Drive-In							C			P				
Retail														
Alcoholic Beverage Sale						P	P	P	P	P				(z)
Medical Marijuana Dispensary Facility							P	P		P			Per PD Approval	(qq)
Retail, Adult							P	P		P				(x)

Retail, General						P	P	P		P				(aa)
Vehicles & Equipment														
Car Wash						C	P	P	P	P				
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P			Per PD Approval	(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
INDUSTRIAL USES														
Commercial Services														
Heavy Commercial Services							P	P		P				
Mechanical and Construction Contractors							C			P			Per PD Approval	
Storage and Wholesale Distribution									P	P				(dd)
Manufacturing, Production and Extraction														
Artisan Industry						P	P	P	P	P				
Bakery						C	P	P	P	P				
Heavy Industry										C			Per PD Approval	
Light Industry									C	P				(ee)
Machine Shop							C			P				

Medical Marijuana-Infused Products Manufacturing Facility									P	P					(qq)
Mine or Quarry										C	C				
Transportation															
Airport											C		Per PD Approval		
Bus Barn or Lot								P		P					
Bus Station								P	P	P					
Rail or Truck Freight Terminal									C	P					
Waste & Salvage															
Sanitary Landfill											C		Per PD		
Vehicle Wrecking or Junkyard										C					(ff)
ACCESSORY USES															
Accessory Dwelling Units	C	A	A										Per PD Approval		(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A				(hh)
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)														(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A			(ii)
Drive-Up Facility					CA	CA	A	CA	A	A					(jj)
Home Occupation	A	A	A	A	A	A	A	A	A		A				(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA											(ll)
Outdoor Storage in Residential Districts	A	A	A	A											(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)														(o)

TEMPORARY USES														
~~Temporary Construction Office or Yard~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~		
~~Temporary Parking Lot~~					~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~		
~~Temporary Real Estate Sales/Leasing Office~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~		~~T~~		Per PD Approval	~~(nn)~~
~~Temporary/Seasonal Sales or Event, Other~~	~~T~~	~~T~~	~~T~~		~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~		

(Ord. No. 23895 , § 1, 6-3-19)