



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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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.

Dwellings, One Family
Detached Customary
Accessory Uses (accessory,
detached structures
(garages) on individual lot).

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

One Family Detached Dwellings
Accessory buildings proposed are free standing garages on two separate lots. Garages will be owned by a management company and leased to residents in Arbor Falls Phase 4.

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

The proposed density is 33 single family detached homes on 7.49 acres for a density of 4.4 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.

The following are for the Single Family Detached Lots - Minimum Lot Size is 5,000 sq. ft.; Maximum Building Height is 35 ft; Front yard Setback is a minimum of 20 feet; Rear yard setback is a minimum of 20 feet; Side yard on interior lots is a minimum of 5 ft.; Side yards on Corner side lot line is a minimum of 15 feet. The perimeter setback is correspondent to the rear and side yard setbacks as shown on the PD plan and indicated herein.

5. The following are for the freestanding garages.

No minimum Lot size is proposed garages to comply with the approved plan; Maximum building height is 24 feet; Front and Rear Setbacks are 10 feet; Side yard setbacks are 5 feet with a minimum distance between buildings of 10 feet. Side yard of a corner lot are 15 feet.

6. 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.

Each Dwelling unit will have a 2-car garage and a 20-foot driveway providing 4 spaces for each of the homes. This totals to 132 spaces.

In addition to this a maximum of 45 garage spaces will be provided in the free-standing garages as shown on the plan.

Parking is allowed on one side of 24'-wide private street with no parking permitted in driveways for the detached garages that are setback 10'. Appropriate signs shall be installed by HOA.

7. 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.

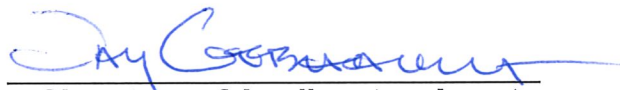
The minimum Landscaping will be 47% of the total site.

Existing Vegetation will be 0%

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

The Arbor Falls of Old Hawthorne have access to all of the amenities of the Old Hawthorne Development. These range from Golf Course, Swimming Pool, Tennis Courts, pickleball courts, a large Club House and an abundance of open space. The freestanding Garages are an amenity to the residents allowing them to have storage near their home.

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

6/2/2021

Date

JAY GEBHARDT

Printed Name

6/2/2021