



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 | planning@como.gov

Exhibit A

Statement of Intent Worksheet

For office use:

Case #: 162-2026	Submission Date: 5/29/26	Planner Assigned: DAK
---------------------	-----------------------------	--------------------------

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.

Multifamily residential dwellings and related accessory uses
Personal services, subject to a maximum floor area of 1300 square feet

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

Types of dwelling units may include a mix of 1, 2, 3 and 4 bedroom units

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

The max dwelling units shall be 320. The PD Plan proposes a bedroom mix as follows: 1 BR - 36 units; 2 BR - 63 units; 3 BR - 29 units; and 4 BR - 177 units. The bedroom mix may change and may consist of any number of 1, 2, 3 or 4 bedroom units, subject to the max of 320 dwelling units. However, the number of 4 bedroom units shall not exceed sixty percent (60%) of the total units. The gross density of the PD Plan is 106 units per-acre and the net density is 112 units per-acre. The Applicant may use up to 1300 sq ft of floor area for personal services use.

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 maximum building height shall be 85' exclusive of parapets as measured from the average grade plane. The minimum building setbacks shall be as shown on the PD plan submitted concurrently with this Statement of Intent.

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.

The total number of parking spaces proposed in the PD Plan is 570 for a ratio of 0.59 parking spaces per bed. The total parking spaces is subject to change in the final design, but a minimum of 565 parking spaces shall be provided.

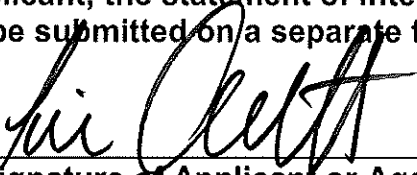
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Existing vegetation - 0%. Landscaping shall be a minimum of 10%.

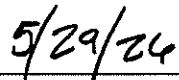
7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

The project may include amenities, including, but necessarily limited to, swimming pools, hot tubs, study rooms, libraries, lounges, fitness centers, exterior and interior balconies, bicycle parking and any number or type of similar amenity.

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



Date



Printed Name