



**City of Columbia**  
**Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 242-2024	Submission Date: 8/30/24	Planner Assigned: RPH
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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.

See attached table

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

N/A

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.

Min. Lot Size - None

Max. Building Height - Commercial/retail: 65 feet, Office: 65', Hotel: 65', Residential: 65'

Min. Setbacks - Perimeter streets: 25', Interior streets (public): 25', Property lines: 0', Between residential buildings: 10'

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 will be per city code.


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.

The impervious surface area of this tract shall be incorporated into the overall impervious areas of Tract 5 and Tract 8 of the Phillips Tract as identified in Ordinance 018043 that pertains to the overall Phillips Lake development. Said overall impervious surface area for Tract 5 shall not exceed 60%, and overall impervious area for Tract 8 shall not exceed 85%. Additionally, the overall impervious area limit for Discovery Hotel Plat 1 shall not exceed 80% impervious.

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

Only amenities allow by the definition of Hotel in the UDC.

**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

8-30-2024  
\_\_\_\_\_  
Date

Jesse Stephens  
\_\_\_\_\_  
Printed Name





Assembly or Lodge Hall						C	P	P		P			Per PD Approval	
<del>Cemetery or Mausoleum</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>							<del>P</del>			
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				(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		
<del>Reuse of Place of Public Assembly</del>	<del>C</del>	<del>C</del>	<del>C</del>	<del>C</del>										<del>(m)</del>
Utilities and Communications														
<del>Communication Antenna or Tower as a Principal Use</del>	See section 29-3.3(n)												<del>(n)</del>	
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			
<del>Wind Energy Conversion System (WECS) as a Principal Use</del>	See section 29-3.3(o)												<del>(o)</del>	
COMMERCIAL USES														









Artisan Industry						C/P	C/P	C/P	C/P	P			Per PD Approval	(tt)		
<del>Bakery</del>						<del>C</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>						
<del>Heavy Industry</del>										<del>C</del>						
<del>Light Industry</del>									<del>C</del>	<del>P</del>					<del>(ee)</del>	
<del>Machine Shop</del>							<del>C</del>			<del>P</del>						
<del>Medical Marijuana-Infused Products Manufacturing Facility</del>									<del>P</del>	<del>P</del>					<del>(qq)</del>	
<del>Mine or Quarry</del>										C	C					
Transportation														Per PD Approval		
<del>Airport</del>										<del>C</del>						
<del>Bus Barn or Lot</del>							<del>P</del>			<del>P</del>						
<del>Bus Station</del>							<del>P</del>	<del>P</del>		<del>P</del>						
<del>Rail or Truck Freight Terminal</del>									<del>C</del>	<del>P</del>						
Waste & Salvage													Per PD			
<del>Sanitary Landfill</del>										<del>C</del>						
<del>Vehicle Wrecking or Junkyard</del>										<del>C</del>					<del>(ff)</del>	
ACCESSORY USES																
Office																

Accessory/Commercial Kitchen	A	A	A	A									Per PD Approval	(ss)
<del>Accessory Dwelling Units</del>	<del>C</del>	<del>A</del>	<del>A</del>											<del>(gg)</del>
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A			(hh)
<del>Communication Antenna or Tower as an Accessory Use</del>	<del>See section 29-3.3(n)</del>													<del>(n)</del>
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)
<del>Home Occupation with Non-Resident Employees</del>	<del>CA</del>	<del>CA</del>	<del>CA</del>	<del>CA</del>										<del>(ll)</del>
<del>Outdoor Storage in Residential Districts</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>										<del>(mm)</del>
<del>Wind Energy Conversion System (WECS) as a Principal Use</del>	<del>See section 29-3.3(o)</del>													<del>(o)</del>
<b>TEMPORARY USES</b>														
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
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			(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; Ord. No. 24553, § 1, 3-1-21; Ord. No. 24680, § 1, 7-6-21; Ord. No. 24681, § 1, 7-6-21; Ord. No. 24682, § 1, 7-6-21; Ord. No. 24893, § 1, 1-3-22)