

1. **Statement of Intent Required by Section 29-17(e)(2):** In accordance with the requirements of Section 29-17(e)(2), the following "Statement of Intent" is hereby furnished with respect to that portion of the Property to be rezoned to Zoning District C-P, to-wit:

a. The uses proposed for Tract 2 within the Property shall be all permitted uses under Zoning District C-1 (Section 29-14) of the City's zoning ordinances, plus the following uses: billiard halls and game arcades; bicycle repair shops; miniature golf courses; and small animal hospitals without outdoor kennels, and excluding the following uses: assembly or lodge halls; halfway houses; halfway houses for young offenders; and self-service storage facilities. The maximum gross square feet of building floor area proposed for Tract 2 is 80,000. Tract 2 is shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies.

b. The maximum building height proposed for the area of the Property to be rezoned C-P is 45 feet.

c. The minimum percentage of that portion of the Property to be rezoned C-P to be maintained in open space is 20%.

d. Land disturbance permits shall not be issued until site specific development plans are approved.

2. **Statement of Intent for Portion of Property to be Placed in Planned Zoning District PUD:** For that portion of the Property placed in zoning district PUD, the requirements of Section 29-10(e)(2) must be met, to-wit:

a. The statements in this paragraph should be considered as a "Statement of Intent" within the meaning of Section 29-10(e)(2) of the City's zoning ordinances.

b. The uses proposed for the site are all uses permitted in Section 29-10 of the City's zoning ordinances. In addition, all conditional uses permitted in Section 29-10 will be permitted upon the granting of a conditional use permit for same.

c. The types of dwelling units shall be: Multiple-Family, One-Family, One-Family Attached, Two-Family, and Villa for Tracts 3 and 4 & only One-Family and One-Family Attached for Tract 5.

d. The maximum number of dwelling units shall be as follows and the density shall be that which is shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies:

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1. For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 46.
 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 116.
 3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the maximum number of units shall be 538.
- e. The maximum building height proposed for the Property is 35 feet.
- f. The total number of parking spaces proposed is as follows:
1. For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 124; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 255; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
 3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the total number of parking spaces proposed is 1,184; however, the actual number may be more or less so long as it complies with applicable City of Columbia regulations.
- g. The parking ratio per dwelling unit shall be as follows:
1. For Tract 3 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to 1; however, the actual ratio shall be determined by an approved PUD development plan.
 2. For Tract 4 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to

which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to1; however, the actual ratio shall be determined by an approved PUD development plan.

3. For Tract 5 shown on Exhibit E attached to the Application for the Permanent Rezoning of Property to which this Statement of Intent applies, the parking ratio per dwelling unit proposed is 2.2 to1; however, the actual ratio shall be determined by an approved PUD development plan.

h. The minimum percentage of the site to be maintained in open space shall be 15% landscaping and 25% existing vegetation.

i. There are no proposed amenities; however, in the event that the City of Columbia develops a park within Tract 5, same shall be an amenity.

j. The plan for Tracts 3 and 4 is generally described as a plan containing Multiple-Family, One-Family, One-Family Attached, Two-Family, and Villa Units and any combination of same. The plan for Tract 5 is generally described as a plan containing One-Family and One-Family Attached units and any combination of same. Units may be contained on a single zero lot line lot, a single family lot, or on a large lot containing several units. In addition, there may be up to 3 units in a single building. Perimeter setbacks shall comply with zoning regulations. The minimum setback from interior streets shall be 20 feet.

k. Land disturbance permits shall not be issued until PUD plans are approved and such permits shall only be issued to Tracts receiving PUD plan approval.