



City of Columbia
Planning Department

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Statement of Intent Worksheet

For office use:

Case #: 219-2023	Submission Date: 7/17/2023	Planner Assigned: PRZ
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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 permitted use table with non-permitted uses struck-through.

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

N/A - no dwelling units or accessory buildings.

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

N/A - no dwelling units

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.

There are no minimum lot sizes for this development as it is just a one lot development.

Maximum building height is 35 feet for all allowed uses with the exception of hotel which is allowed a maximum building height of 55 feet. All setbacks shall be in accordance with Table 4.1-2 of the Unified Development Code as applicable to M-N zoned property.

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 for the site shall conform to the requirements of section 29-4.3 of the Unified Development Code for the specific land use developed.

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 minimum percentage of the site to be maintained in landscaping shall be 15%.

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

None.

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

Andy Greene

Printed Name

8/15/2023

Date

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
Dwelling, One-family Attached		P	P		P	P								
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						
Dwelling, Multi-family			P		P	P	P	P						
Manufactured Home Park				P										
Second Primary Dwelling Unit														C
Group Living														

Boarding House			P		P	P	P	P					Per PD Approval	
Continuing Care Retirement Community			P		P	P	P	P						(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P						
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														

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in <u>Section 29-3.3</u>
	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														

Assembly or Lodge Hall						C	P	P		P			Per PD Approval	
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				(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)
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														

Agriculture & Animal-Related																
Agriculture														P	Per PD Approval	
Comprehensive Marijuana Cultivation Facility													P	P		(qq)
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P				
Greenhouse or Plant Nursery							P				P	P				
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																

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in <u>Section 29-3.3</u>	
	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															

Bank and Financial Institution					P	P	P	P	P	P				Per PD Approval	
Commercial or Trade School					P	P	P	P	P	P					(t)
Consumer Lending Institution					P	P	P	P	P	P					
Marijuana Testing Facility							P		P	P					(qq)
Office					P	P	P	P	P	P					
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					P/C	P	P	P	P	P				Per PD	(v)
Self-service Storage Facilities							P	C		P					(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				Per PD Approval	(x)
Outdoor Recreation or Entertainment							P		C	P	C	C	(y)		
Physical Fitness Center						P	P	P	P	P					
Theatre, Drive-In								C		P					
Retail															
Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in <u>Section 29-3.3</u>	
	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															

Alcoholic Beverage Sale						P	P	P	P	P				Per PD Approval	(z)
Medical Marijuana Dispensary Facility							P	P		P					(qq)
Comprehensive Marijuana Dispensary Facility							P	P		P					(qq)
Pawn Shop						P	P	P		P					(rr)
Retail, Adult							P	P		P					(x)
Retail, General						P	P	P		P				(aa)	
Vehicles & Equipment															
Car Wash						C	P	P	P	P				Per PD Approval	
Gas Station or Fueling Center						C	P	P	P	P					(uu)
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P					
Light Vehicle Sales or Rental							P	P	P	P					(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				Per PD Approval	
Mechanical and Construction Contractors							C			P					
Storage and Wholesale Distribution									P	P					(dd)
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-OT	M-8P	IG	A	O	PD		
LAND USE CATEGORY															

Manufacturing, Production and Extraction														
Artisan Industry														
Bakery														
Comprehensive Marijuana Infused Products														
Manufacturing Facility														
Heavy Industry														
Light Industry														
Machine Shop														
Medical Marijuana-Infused Products Manufacturing Facility														
Mine or Quarry														
Transportation														
Airport														
Bus Barn or Lot														
Bus Station														
Rail or Truck Freight Terminal														
Waste & Salvage														
Sanitary Landfill														
Vehicle Wrecking or Junkyard														

ACCESSORY USES

Office

Zoning District	Residential				Mixed Use					Special Purpose				Use-Specific Standards, in <u>Section 29-3.3</u>
	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														

Accessory/Commercial Kitchen	A	A	A	A									Per PD Approval	(ss)
Accessory Dwelling Units	C	A	A											(gg)
Backyard or Rooftop Garden	A	A	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	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	T	T		(nn)
Temporary/Seasonal Sales or Event, Other	T	T	T		T	T	T	T	T	T	T	T		

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														