



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

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
124-2026	4/22/26	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.

Multi-Family residential with customary accessory uses and related structures.

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

Types of dwelling units may be a mix of 1,2,3, and /or 4 bedroom units. Accessory buildings may include a clubhouse, maintenance building, and/or gazebos and shelters.

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

The maximum number of dwelling, units shall be 204 total units, These units may be a mix of 1,2,3 and/or 4 bedroom units. The development plan can contain a mix of any or all of the units specified. The gross density of the development is 6.24 units/acre. the net density of the development is 6.96 units/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.

Maximum building height shall be 35 feet.

Minimum building setback from public street shall be 25 feet.

Minimum building setback from perimeter property lines shall be 25 feet.

Minimum setbacks between buildings shall be 10 feet.

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.

Total number of on-site spaces provided is 731. A ratio of 3.8 spaces per dwelling unit has been 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.

Areas listed below is for the development lot of The Retreat of Columbia. This does not include future right-of-way. Minimum percent of site to remain in existing vegetation shall be 20%, to be landscaped shall be 10%. Minimum percent of the site to be maintained as open space shall be 50% (existing vegetation & landscaping & reestablished green space.)

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

Amenities may include swimming pool, clubhouse, outdoor sports courts, shelters, maintenance buildings, ect.

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