



City of Columbia
Planning Department
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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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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 the attached table, except that a temporary construction office or yard, (while not an appropriate future use,) shall be allowed for the construction of the building, but all such facilities shall be removed before a certificate of occupancy can be issued.

2. The type(s) of dwelling units proposed and any accessory buildings proposed.
 Two apartments, containing two bedrooms or less for each, shall be constructed on the lower level of the building.

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 two,

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 - 7,500 square feet

Max Building Height - 35'

Min. Setbacks - Front Yard (Broadway) = 25'; Sideyards (Manor & Maplewood) = 15'
 - Rear Yard = 25'

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.

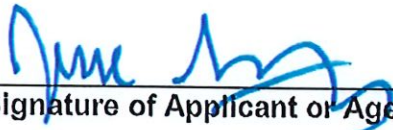
6. The minimum percentage of the entire site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

A minimum of 30% of the site shall be maintained as open space

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

No amenities are proposed

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

Jesse Stephens

Printed Name

7-13-2023

Date

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	P			(hh)
Elementary/Secondary School	P	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	G						(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	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	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)	
COMMERCIAL USES																

Alcoholic Beverage Sale						P	P	P	P	P				Per PD Approval	(z)
Medical 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	R					(cc)
Major Vehicle Repair and Service							P			P	P				(ee)
Parking Lot, Commercial							P	P	P	P					
Parking Structure, Commercial							P	P	P	P					
INDUSTRIAL USES															
Commercial Services														Per PD Approval	
Heavy Commercial Services							P	P		P					
Mechanical and Construction Contractors							C			P					
Storage and Wholesale Distribution										P	P				(dd)
Manufacturing, Production and Extraction															

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

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	(hh)			
Communication Antenna or Tower as an Accessory Use	See section 29-3.3(a)													(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	T	Per PD Approval	
Temporary Parking Lot					T	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	T		(nn)
Temporary/Seasonal Sales or Event, Other	T	T	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)