



**City of Columbia
Planning Department**

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Statement of Intent Worksheet

For office use:

Case #: 122-2026	Submission Date: 5-7-2026	Planner Assigned: DAK
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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 Exhibit A.

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

Dwelling, Multi-Family – Villas
Dwelling, Multi-Family – Independent Living
Dwelling, Multi-Family – Assisted Living
Dwelling, Multi-Family – Memory Care

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

Proposed total number of units = 182
Memory Care Villas
1 Bed = 20 Units 2 Bed = 15 Units

Independent Living Assisted Living
1 Bed = 65 Units 1 Bed = 45 Units
2 Bed = 33 Units 2 Bed = 4 Units

Maximum total number of Units = 190

Net Density = $182/12.15 = 15.0$ units/acre, Gross Density = $182/13.77 = 13.2$ 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.

Minimum Lot Size = 2500 sq ft, but Max. density of 17du/ac, Max building height = 60 feet (See Design Exception on Plan), Minimum setback from all perimeters of lot = 25 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.

Parking for independent living = 1 space/unit
Parking for assisted living = 0.5 spaces/unit
Parking for memory care = 0.5 spaces/unit
Parking for villas = 2 space/unit
Total proposed parking = 195 on-site spaces

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.

15% Minimum Landscaping, 0% Existing Vegetation

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

Any amenity typical of a continuing care retirement community.

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

05-07-2026

Date

Jay Gebhardt, PE, PLS

Printed Name

05-07-2026

Date

EXHIBIT A - POSSIBLE PROPOSED USES

LAND USES
RESIDENTIAL USES
Household Living
Dwelling, Multi-family
Group Living
Residential Care Facility
Continuing Care Retirement Community
PUBLIC and INSTITUTIONAL USES
Adult and Child Care
Adult Day Care Center
Family Day Care Center
Community Service
Community/Recreation Center
Elementary/Secondary School
Higher Education Institution
Hospital
Museum or Library
Police or Fire Station
Public Service Facility
Public Park, Playground, or Golf Course
Religious Institution
Utilities and Communications
Public Utility Services, Major
Public Utility Services, Minor
COMMERCIAL USES
Agriculture & Animal-Related
Pet Store or Pet Grooming
Food & Beverage Service
Restaurant
Office
Bank and Financial Institution
Office

Personal Services
Personal Services, General
Recreation & Entertainment
Indoor Recreation or Entertainment
Physical Fitness Center
Retail
Alcoholic Beverage Sale
Retail, General
Vehicles & Equipment
Car Wash
Light Vehicle Service or Repair
ACCESSORY USES
Customary Accessory Uses and Related Structures
Drive-Up Facility