



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:

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 Table 29-3.1 with proposed uses.

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

No proposed dwelling units. building are for proposed daycare center and indoor recreation.

BUILDING 1 (Daycare Facility) SHALL NOT EXCEED 8,200SF. MAXIMUM HEIGHT OF 35FT

BUILDING 2 (Indoor Rec Building) SHALL NOT EXCEED 12,000SF. MAXIMUM HEIGHT OF 35FT

PD Plan Is shown as phased development with Daycare facility or building #1 as the first phase.

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

N/A

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 = 35.0'

FRONT YARD SETBACK = 25.0'

REAR YARD/SIDE SETBACK = 10.0'

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.

45 Total Parking Spaces Proposed

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.

20% TO BE MAINTAINED IN OPEN SPACE (0.35 AC OF 1.79 AC)

20% LANDSCAPING

0% EXISTING VEGETATION

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

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
KEENAN SIMON

Printed Name

12.22.23

Date

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				(a)
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				(e)
Group Living														
Boarding House			P		P	P	P	P	P					
Continuing Care Retirement Community			P		P	P	P	P	P					
Dormitory/Fraternity/Sorority			P		P	P	P	P	P					
Group Home, Large			P		P	P	P	P	P					(g)
Group Home, Small	P	P	P	P	P	P	P	P	P		P			
Halfway House			C		C	C	C	C	C					
Residential Care Facility			C		P	P	P	P	P					
Temporary Shelter			C		C	C	C	C	C					(i)

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LAND USE CATEGORY														
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														
Agriculture & Animal-Related														
Agriculture											P			
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				
Restaurant						P	P	P	P					(r)
Guest Accommodations														

Per PD Approval

Per PD

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LAND USE CATEGORY														
Bed and Breakfast		C	C		C	P	P	P						Per PD Approval (s)
Hotel							P	P	P	P				
Travel Trailer Park							C				C			
Office														Per PD Approval (t)
Bank and Financial Institution					P	P	P	P	P					
Commercial or Trade School					P	P	P	P	P	P				
Consumer Lending Institution					P	P	P	P	P	P				
Marijuana Testing Facility						P			P	P				
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					
Self-service Storage Facilities							P	C		P				(oo)
Tree or Landscaping Service							P		P	P				
Recreation & Entertainment														
Indoor Recreation or Entertainment						P	P	P	P					

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LAND USE CATEGORY														
Indoor Entertainment, Adult							C			C				(x)
Outdoor Recreation or Entertainment						P			C	P	C	C		(y)
Physical Fitness Center					P		P	P	P					
Theatre, Drive-In						C				P				
Retail														
Alcoholic Beverage Sale					P		P	P	P					(z)
Medical Marijuana Dispensary Facility						P	P			P				(qq)
Comprehensive Marijuana Dispensary Facility						P	P			P				(qq)
Pawn Shop					P		P			P				(rr)
Retail, Adult						P	P			P				(x)
Retail, General					P		P			P			(aa)	
Vehicles & Equipment														

Per PD Approval

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LAND USE CATEGORY														
Car Wash					C	P	P	P	P					Per PD Approval
Gas Station or Fueling Center					C	P	P	P	P					
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental						P	P	P	P					
Light Vehicle Service or Repair					C	P	P	P	P					
Major Vehicle Repair and Service						P		P	P					
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					
Manufacturing, Production and Extraction														

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