



**City of Columbia  
Planning Department**

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Exhibit A

**Statement of Intent Worksheet**

For office use:

|                    |                               |                          |
|--------------------|-------------------------------|--------------------------|
| Case #:<br>92-2025 | Submission Date:<br>1/27/2025 | Planner Assigned:<br>RPH |
|--------------------|-------------------------------|--------------------------|

**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.

Dwelling -Multifamily, Restaurant, Office, Personal Services, General, Indoor Recreation or Entertainment, Physical Fitness Center, Retail -General, Artisan Industry

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

The proposed dwellings could be a mix of 1, 2, 3, and 4 bedroom units as well as studio efficiency units. Accessory building may include open and enclosed parking structures and parking garages.

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

Lot 1: A maximum of 120 dwelling units with a mix of 1, 2, and studio units on 4.52 acres for a density of 26.55 u/a

Lot 2: A maximum of 120 dwelling units with a mix of 1, 2, and studio units on 3.34 acres for a density of 35.93 u/a

Lot 3: No maximum number of dwelling units on this lot yet.

Lot 4: No maximum number of dwelling units on this lot yet.

Lot 5: No maximum number of dwelling units on this lot yet.

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.

No minimum lot size assigned to this PD Plan.

Maximum building height: 90 feet for office, 65' for commercial, 75 feet for residential (Ord. 018043)

Minimum setback from public street: 25' (Ord. 018043)

Minimum setback from private street: 10'

Minimum setback to property lines: 5'

Minimum setback between buildings: 10' (Ord. 018043)

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.

Lot 1: Total number of parking spaces shall not exceed 260 spaces for a ratio of 2.2 spaces per unit.

Lot 2: Total number of parking spaces shall not exceed 203 spaces for a ratio of 1.7 spaces per unit.

Lot 3: No parking information available due to no buildings or parking being proposed at this time.

Lot 4: No parking information available due to no buildings or parking being proposed at this time.

Lot 5: No parking information available due to no buildings or parking being proposed at this time.

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.

Lot 1: Minimum percent of lot to be pervious area - 28%

Lot 2: Minimum percent of lot to be pervious area - 20%

Lot 3: Minimum percent of lot to be pervious area - 28%

Lot 4: Minimum percent of lot to be pervious area - 25%

Lot 5: Minimum percent of lot to be pervious area - 32%

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

Amenities may include swimming pool(s), walking trails, shelters, gazebos, picnic areas.

**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.**

*Kyle Miller*

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**Signature of Applicant or Agent**

Kyle Miller

\_\_\_\_\_  
**Printed Name**

2-28-25

\_\_\_\_\_  
**Date**