



**City of Columbia**  
**Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 249-2023	Submission Date: 8/25/2023	Planner Assigned: RWP
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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.

All M-N uses shown within attached "Permitted Use Table", Table 29-3.1 of the UDC.

One (1) drive-up window shall be permitted on east-facing wall of easternmost tenant space within the building located on 'Outlot 1' shown on PD plan. Other terms and conditions approved as part of Ordinance # 18359 shall still apply.

See attached additional design parameters pertaining to site-specific development requirements.

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

No dwelling units or accessory buildings are proposed on the subject site.

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

Not applicable.

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.

25' perimeter setback on all street frontages

Maximum building height of 35'

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.

980 spaces 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.

988,225 square feet total PD zoned property  
27.5% (272,351 sq ft) minimum landscaped area  
0% left in existing vegetation

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

None.

**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.**

*Nina Berg*

\_\_\_\_\_  
**Signature of Applicant or Agent**

11/9/2023

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

Nina Berg

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

## ADDITIONAL DESIGN PARAMETERS

Development plan subject to the following conditions (adapted from Ordinance # 18731):

1. No building permit shall be issued for any building on the property until the City Council has determined, by resolution, that:
  - (a) Adequate financial resources are available to the applicant to fund all street improvements and other improvements referred to in the December 14, 2004, amended and restated application for rezoning; and
  - (b) That all necessary governmental approvals required for these improvements have been requested in the proper manner from all of the necessary governmental authorities.
2. No occupancy permit shall be issued for any building on the property until the City Council has determined, by resolution, either:
  - (a) All street improvements and other improvements referred to in the December 14, 2004, amended and restated application for rezoning have been substantially completed; or
  - (b) If any street improvement shall not be substantially completed by the time any occupancy permit otherwise could be issued but for the fact that the street improvements are not completed, the applicant shall nevertheless be entitled to such occupancy permit if:
    - (i) The applicant posts a surety bond or equivalent financial security equal to the cost of completing the uncompleted improvements; and
    - (ii) The applicant demonstrates that the completion of the street improvement has been delayed due to circumstances reasonably beyond the control of the applicant; and
    - (iii) The applicant provides reasonable assurances that the improvements which have been delayed shall be completed as soon as it becomes reasonably possible to do so.
3. A development agreement, addressing all off-site improvements, shall be executed in conjunction with the final plat.
4. No commercial truck deliveries shall use Park De Ville Drive.

5. All sides of the exterior of the buildings shall be brick as depicted on the rendering of the building and the brick samples submitted by the applicant.
6. The R-1 zoned property bounded by West Ash Street, Fairview Road, the proposed West Ash Street and the proposed Orleans Drive shall be used only as green space. The R-1 and C-1 zoned property bounded by Park De Ville Drive, West Ash Street, the proposed Orleans Drive and the proposed West Ash Street shall be used only as green space and a parking lot for the Mary Paxton Keeley Elementary School. The development agreement executed in conjunction with the final plat shall contain provisions so limiting the use of this land.
7. No noise-generating activities within the development shall be permitted after 9:00 p.m.
8. A consistent architectural theme (style and type of materials) shall be used throughout the development.
9. There shall be no outside trailers used and there shall be no outside storage.
10. No runoff from pesticides or herbicides shall occur.
11. Special events, such as automobile sales, shall be prohibited outdoors.
12. No deliveries shall occur between the hours of 11:00 p.m. and 6:00 a.m.
13. Storm water inlet filters shall be installed in the parking lot and shall be maintained by the property owner.
14. A sidewalk shall be constructed along the north side of the existing West Ash Street frontage from the eastern terminus of the existing sidewalk to Fairview Road.
15. There shall be no fast food restaurants with drive-through windows, **except on the east-facing exterior wall of the easternmost tenant space within the building located on Outlot 1 (southeast corner of the parcel) as denoted on the PD plan.**
16. There shall be no idling of delivery trucks prior to or after authorized delivery hours.
17. There shall be no overnight parking of recreational vehicles, including in the school parking lot.
18. Light poles shall be no higher than 25 feet from finished grade.

19. No gasoline sales shall be allowed on the property.
20. There shall be no increase in the storm water runoff rate from the site after development.
21. The entrance/exit to the school parking lot on Orleans Drive shall be moved south of the location shown on the Development Plan to a location just north of the berm.
22. The developer shall plant a minimum of eight, ten foot tall spruce trees between the school parking lot and the adjacent neighborhood.





<del>Assembly or Lodge Hall</del>	<del>_____ C P P _____ P _____</del>	Per PD Approval	
<del>Cemetery or Mausoleum</del>	<del>C C C C _____ P _____</del>		
Community/Recreation Center	P P P P P P P P P C P		
<del>Community Garden</del>	<del>P P P P P P P P P P P P P</del>		(hh)
Elementary/Secondary School	P P P P P P P P P P P P P		
<del>Funeral Home or Mortuary</del>	<del>_____ C C P C _____ P _____</del>		(k)
Higher Education Institution	P P P P P P C		(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 P		
Religious Institution	P P P P P P P P P P P P		
<del>Reuse of Place of Public Assembly</del>	<del>C C C C _____ _____</del>		(m)
<b>Utilities and Communications</b>			
<del>Communication Antenna or Tower as a Principal Use</del>	<del>See section 29-3.3(n) _____</del>	(n)	
Public Utility Services, Major	C C C C C P P P P P P P		
Public Utility Services, Minor	C C C C P P P P P P P		
<del>Wind Energy Conversion System (WECS) as a Principal Use</del>	<del>See section 29-3.3(o) _____</del>	(o)	
<b>COMMERCIAL USES</b>			







Alcoholic Beverage Sale						P	P	P	P	P			Per PD Approval	(z)
<del>Medical Marijuana Dispensary Facility</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(qq)
<del>Comprehensive Marijuana Dispensary Facility</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(qq)
Pawn Shop						P	P	P		P				(rr)
<del>Retail, Adult</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(x)
Retail, General						P	P	P		P			(aa)	
<b>Vehicles &amp; Equipment</b>													Per PD Approval	
<del>Car Wash</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>C</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(uu)
<del>Gas Station or Fueling Center</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>C</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<del>Heavy Vehicle and Equipment Sales, Rental, and Servicing</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<del>Light Vehicle Sales or Rental</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(bb)
<del>Light Vehicle Service or Repair</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>C</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(cc)
<del>Major Vehicle Repair and Service</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		(cc)
<del>Parking Lot, Commercial</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<del>Parking Structure, Commercial</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<b>INDUSTRIAL USES</b>														
<b>Commercial Services</b>													Per PD Approval	
<del>Heavy Commercial Services</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<del>Mechanical and Construction Contractors</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>C</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>_____</del>	<del>_____</del>		
<del>Storage and Wholesale Distribution</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>P</del>	<del>P</del>	<del>_____</del>	<del>_____</del>	(dd)	



<del>Accessory/Commercial Kitchen</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>									Per PD Approval	(ss)
<del>Accessory Dwelling Units</del>	<del>C</del>	<del>A</del>	<del>A</del>											(gg)
<del>Backyard or Rooftop Garden</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>		(hh)
<del>Communication Antenna or Tower as an Accessory Use</del>	<del>See section 29-3.3(n)</del>													(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
<del>Drive Up Facility</del>						CA	CA	A	CA	A	A			(jj)
<del>Home Occupation</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>		(kk)
<del>Home Occupation with Non-Resident Employees</del>	<del>CA</del>	<del>CA</del>	<del>CA</del>	<del>CA</del>										(ll)
<del>Outdoor Storage in Residential Districts</del>	<del>A</del>	<del>A</del>	<del>A</del>	<del>A</del>										(mm)
<del>Wind Energy Conversion System (WECS) as a Principal Use</del>	<del>See section 29-3.3(o)</del>												(o)	

**TEMPORARY USES**

Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval	
<del>Temporary Parking Lot</del>						T	T	T	T	T	T	T		
<del>Temporary Real Estate Sales/Leasing Office</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>	<del>T</del>		(nn)
Temporary/Seasonal Sales or Event, Other	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; Ord. No. 25243, § 1, 2-6-23)