

## **Statement of Intent Worksheet**

For office use:	
Case #: 249-2023	Planner Assigned: RWP

## 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.
- The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).
   Not applicable.
- 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'
- 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.

- 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:

- 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, <u>except on</u> <u>the east-facing exterior wall of the easternmost tenant space within the</u> <u>building located on Outlot 1 (southeast corner of the parcel) as denoted on the</u> <u>PD plan.</u>
- 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.

Zoning District	Resi	dentia	ıl		Mix	ed Use				Spec	ial Pu	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	M-C	M-DT	M-BP	ט	۲	0	Dd	<ul> <li>Specific</li> <li>Standards</li> <li>in <u>Section</u></li> </ul>
LAND USE CATEGORY														<u>29-3.3</u>
RESIDENTIAL USES							1							
Household Living														
<del>Dwelling, One family-</del> <del>Detached-</del>	₽	P	P	P	P	P					-P		Per PD Approval	(a)
<del>Dwelling, One-family-</del> Attached		P	P		P	P							Per PD	(b)
Dwelling, Two-family		P	P		P	P								
<del>Dwelling, Live work-</del>			с		P	P	P	P						(c)
Dwelling, Multi-family-			P		P	P	P	P						(d)
Manufactured Home Park				P										
Second Primary Dwelling Unit											-c-			(e)

-Boarding House-			P		P	P	P	P			roval	
Continuing Care Retirement Community			Р		Р	Р	Р	Р			Per PD Approval	(f)
-Dormitory/Fraternity/Sorority-			P		P	P	P	P				
Group Home, Large-			P		P	P	P	P				(g)
-Group Home, Small	- <del>P</del>	P	P	P	P	P	P	P		P-		(g)
-Halfway House			с		c	c	c	c				(h)
Residential Care Facility			с		Р	Р	Р	Р				
- <del>Temporary Shelter-</del>			c		c	c	с	c				(i)
PUBLIC and INSTITUTIONAL U	ISES		-									
Adult and Child Care												
Adult Day Care Center		Р	Ρ		Р	Р	Ρ	Р	Р		Per PD	
Family Day Care Center	A	A/C	Р	A	Р	Р	Р	Р	Р	A		(j)
Community Service												

-Assembly or Lodge Hall-						c	P	P		P	<u> </u>		oval	
-Cemetery or Mausoleum		c	с	с							P-		Appr	
Community/Recreation Center	Р	Р	Р		Р	P	P	P	P	с	Р		Per PD Approval	
Community Garden	- <del>P</del>	P	P	P	P	P	P	P	P	P	P	P-	-	(hh)
Elementary/Secondary School	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
-Funeral Home or Mortuary-					с	с	P	с		Р			-	(k)
Higher Education Institution			Р		Р	Р	Р	Р	Р	с				(I)
Hospital					Р	Р	Р	с	Р	Р				
Museum or Library	С	С	С		Р	Р	Р	Р	Р	с	Р			
Police or Fire Station	Р	Р	Р	Р	Р	Р	Р	Р	Р	с	Р			
Public Service Facility	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			
Public Park, Playground, or Golf Course	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	-	
Religious Institution	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
Reuse of Place of Public-	- <del>C</del>	С	С	с									-	(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See_	section	<del>29-3.</del>	<u>3(n)</u>		-			-			-		(n)
Public Utility Services, Major	с	с	С	С	с	Р	Р	Р	Р	Р	Р	Р		
Public Utility Services, Minor	с	с	с	с	Р	Р	Р	Р	Р	Р	Р			
Wind Energy Conversion System (WECS) as a Principal Use-	- <del>See<u>.</u></del>	sectior	<del>, 29-3.</del>	<u>-</u> <u>3(</u> 0)		,		,	,		·	4		(0)
COMMERCIAL USES	1												1	<u>I</u>

Agriculture & Animal- Related													
Agriculture										<u>P</u>		roval	
-Comprehensive Marijuana- Cultivation Facility-									P	- <b>P</b>		Per PD Approval	(qq)
Farmer's Market	<del>. T</del>	T	T	T	P	P	T	T	P	P	₽		
Greenhouse or Plant Nursery						P			P	P			
Medical Marijuana -Cultivation Facility									P	- <del>P-</del> -			(qq)
Pet Store or Pet Grooming					Р	Р	Р	с	с				
-Urban Agriculture-			с	P	P	с	c			- <b>P</b>			(p)
Veterinary Hospital				с	с	Р	Р	Р	Р				(q)
Food & Beverage Service													
-Bar or Nightclub					с	P	P		c			Per PD	
Restaurant					Р	Р	Р	Р	Р			Å.	(r)
Guest Accommodations													
-Bed and Breakfast		c	c	c	P	P	P					Per PD Approval	(S)
Hotel_						P	P	P	P				
Travel Trailer Park-						с				- <del>C</del>			
Office													

Bank and Financial Institution			Р	Р	Р	Р	Р	Р			Per PD Approval	
Commercial or Trade School			Р	Р	Р	Р	Р	Р			er PD /	(t)
Consumer Lending Institution			Р	Р	Р	Р	Р	Р			н	
Marijuana Testing Facility					P		P	P				(qq)
Office			Р	Р	Р	Р	Р	Р				
Research and Development- Laboratory			P	P	P	P	P	P				(u)
Wholesale Sales Office or					P	P	P	P				
Personal Services												
Personal Services, General			P/C	Р	Р	Р	Р	Р			Per PD	(v)
Self-service Storage Facilities					P	c		P	_		Å	(w)
Tree or Landscaping Service-					P		P	P				(00)
Recreation & Entertainment												
Indoor Recreation or Entertainment				Р	Р	Р	Р	Р				
Indoor Entertainment, Adult					с			с			roval	(x)
Outdoor Recreation or-					P		c	P	c	c	Per PD Approval	(y)
Physical Fitness Center				Р	Р	Р	Р	Р				
Theatre, Drive In					c			P				
Retail												

Alcoholic Beverage Sale				Р	Р	Р	Р	Р		Per PD Approval	(z)
<del>- Medical Marijuana -</del> <del>Dispensary Facility -</del>					P	P		P		Per	(qq)
- Comprehensive Marijuana					P	P		P		-	(qq)
Pawn Shop				Р	Р	Р		P		-	(rr)
-Retail, Adult					P	P		P		-	(x)
Retail, General				Р	Р	Р		Р		(aa)	
Vehicles & Equipment											-
-Car Wash-				c	P	P	P	P	-	roval	
Gas Station or Fueling Center				c	P	P	P	P	-	Per PD Approval	(uu)
Heavy Vehicle and — Equipment Sales, Rental, and Servicing								P		Per	
Light Vehicle Sales or Rental					P	P	P	P	-		(bb)
Light Vehicle Service or Repair				c	P	P	P	P		-	(cc)
<del>Major Vehicle Repair an</del> d <del>-Service</del>					P		P	P	-	-	(cc)
Parking Lot, Commercial					P	P	P	P	-	-	
Parking Structure, Commercial					P	P	P	P			
INDUSTRIAL USES	I	 1	1	1	1	1	1	11		1	1
Commercial Services											
Heavy Commercial Services					P	P		P	-	roval	
Mechanical and Construction Contractors					c			P		Per PD Approval	
-Storage and Wholesale Distribution							P	P	-		(dd)

Manufacturing, Production and Extraction       Image: Comprehensive Marijuana-Inflused Produces Monufacturing Facility       Image: Comprehensive Marijuana-Inflused Produces Manufacturing Facility       Image: Comprehensive Marijuana-Inflused Produ												
Artisan industry       Artisan industry       C/P       C/P       C/P       C/P       C/P       P </td <td></td>												
Indused Products       Image Products       Ima	nd Extraction											
Indused Products       Image Products       Ima	<del>rtisan Industry -</del>	_		C/P	C/P	C/P	C/P	P			roval	(tt)
Anufacturing Facility       Image: Anufacturing Facility <t< td=""><td>akery</td><td></td><td></td><td>с</td><td>P</td><td>P</td><td>P</td><td>P</td><td></td><td></td><td>D App</td><td></td></t<>	akery			с	P	P	P	P			D App	
Infused Products       Image: Im	omprehensive Marijuana-						P	P			Per P	(qq)
teay Industry       -       <												
ight Industry       ight Industry<	lanufacturing Facility											
Machine Shop       Machine Shop <th< td=""><td>eavy Industry</td><td></td><td></td><td></td><td></td><td></td><td></td><td>с</td><td></td><td></td><td></td><td></td></th<>	eavy Industry							с				
Aedical Marijuana-Infused       -<	ight Industry						c	-P				(ee)
Medical Marijuana Infused       -<	Hachine Shop				c			-P				
Products Manufacturing- Facility       Image: Station in the second se			 _	 								
Facility       I<	1edical Marijuana-Infused						<u>Р</u>	<u>Р</u>				(qq)
Mine or Quarry Image: Constraint on the second secon	roducts Manufacturing											
Transportation       I	acility											
Airport       Image: Constraint of the sector	<del>line or Quarry -</del>	_						с	<del>с</del>			
Bus Station   Bus Station   Rail or Truck Freight Terminal   Asste & Salvage   Sanitary Landfill   Vehicle Wrecking or Junkyard	ransportation											-
Bus Station   Rail or Truck Freight Terminal   Waste & Salvage   Sanitary Landfill   Vehicle Wrecking or Junkyard	irport -	-							c		PD oval	
Rail or Truck Freight Terminal   Waste & Salvage   Sanitary Landfill   Vehicle Wrecking or Junkyard	us Barn or Lot				Р			P			Per Appr	
Waste & Salvage       Image: Constraint of the second	us Station				P	P		-P				
Sanitary Landfill Vehicle Wrecking or Junkyard (ff)	ail or Truck Freight Terminal						c	P				
Vehicle Wrecking or Junkyard (ff)	Vaste & Salvage											
Vehicle Wrecking or Junkyard     (ff)	anitary Landfill								<u>с</u>		Q .	
ACCESSORY USES	ehicle Wrecking or Junkyard							с			Per	(ff)
	CCESSORY USES	!		 <u> </u>		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	

Accessory/Commercial Kitchen	A	A	A	A									Per PD Approval	(ss)
Accessory Dwelling Units-	с—	A	A										Per PD	(gg)
Backyard or Rooftop Garden	<b>A</b>	A	A	A	A	A	A	A	A		A			(hh)
<del>Communication Antenna or</del> T <del>ower as an Accessory Us</del> e	<del>See <u>(</u></del>	<del>sectior</del>	<del>129-3.</del>	<u>3(n)</u>										(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A		(ii)
Drive Up Facility					СА	СА	A	СА	A	A				(jj)
Home Occupation	_A	A	A	A	A	A	A	A	A					(kk)
Home Occupation with Non- Resident Employees	<del>CA</del>	CA	CA	CA										(  )
- <del>Outdoor Storage in-</del> Residential Districts	A	A	A	A									-	(mm)
Wind Energy Conversion System (WECS) as a Principal Use	- <del>See<u>.</u></del>	sectior	<del>, 29 3.</del>	<u>3(o)</u>										(0)
TEMPORARY USES														·
Temporary Construction Office or Yard	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	Per PD Approval	
Temporary Parking Lot					<b>_</b>	<b>_</b>	<b>.</b>	<b>.</b>	<b>.</b>	Ţ	<b>.</b>	<b>_</b>	Per PD ,	
	1	1	1	1	1	1	1	1	1	1	1	1	1	1

(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)

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Temporary Real Estate

Temporary/Seasonal Sales or

Sales/Leasing Office

Event, Other

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