



**City of Columbia  
Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #: 158-2022	Submission Date: 4/11/2022	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 permitted uses for M-N zoning and assembly or lodge hall as shown in Table 29-3.1 (see attached) of the UDC.

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

Commercial Building

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 is 35 feet  
-30 ft setback on South perimeter  
-25 ft setback on East and North perimeter  
-0 ft setback on West perimeter

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.

See Approved PD Plan

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.

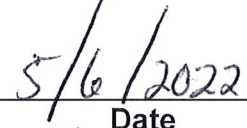
See Approved PD Plan

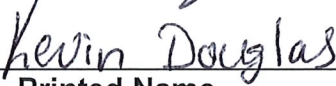
7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

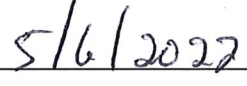
None Proposed

**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

  
\_\_\_\_\_  
Date

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

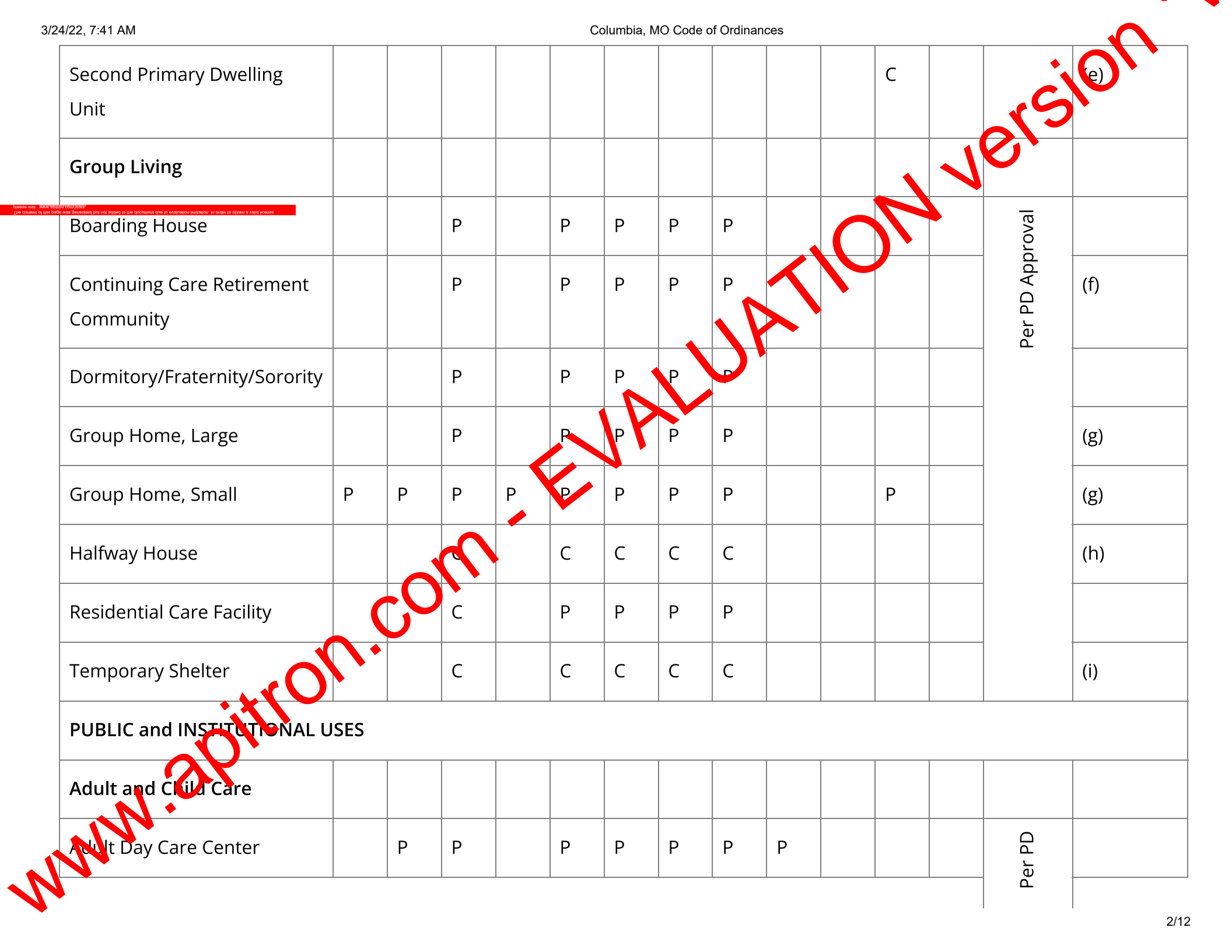
  
\_\_\_\_\_  
Date

**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														
<b>RESIDENTIAL USES</b>														
<b>Household Living</b>														
Dwelling, One-family Detached	P	P	P	P	P	P					P		Per PD Approval	(a)
Dwelling, One-family Attached		P	P		P	P								(b)
Dwelling, Two-family		P	P		P	P								
Dwelling, Live-work			C		P	P	P	P						(c)
Dwelling, Multi-family			P		P	P	P	P						(d)
Manufactured Home Park				P										

Second Primary Dwelling Unit														C		(e)
<b>Group Living</b>																
Boarding House			P		P	P	P	P							Per PD Approval	
Continuing Care Retirement Community			P		P	P	P	P								(f)
Dormitory/Fraternity/Sorority			P		P	P	P	P								
Group Home, Large			P		P	P	P	P								(g)
Group Home, Small	P	P	P	P	P	P	P	P					P			(g)
Halfway House					C	C	C	C								(h)
Residential Care Facility			C		P	P	P	P								
Temporary Shelter			C		C	C	C	C								(i)
<b>PUBLIC and INSTITUTIONAL USES</b>																
Adult and Child Care																
Adult Day Care Center		P	P		P	P	P	P	P						Per PD	



Family Day Care Center	A	A/C	P	A	P	P	P	P	P		A		(j)
Community Service													
Assembly or Lodge Hall						C	P	P		P			
Cemetery or Mausoleum	C	C	C	C									
Community/Recreation Center	P	P	P		P	P	P	P	P	C	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	(hh)
Elementary/Secondary School	P	P	P	P	P	P	P	P	P	P	P	P	
Funeral Home or Mortuary						C	C	P	C		P		(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		

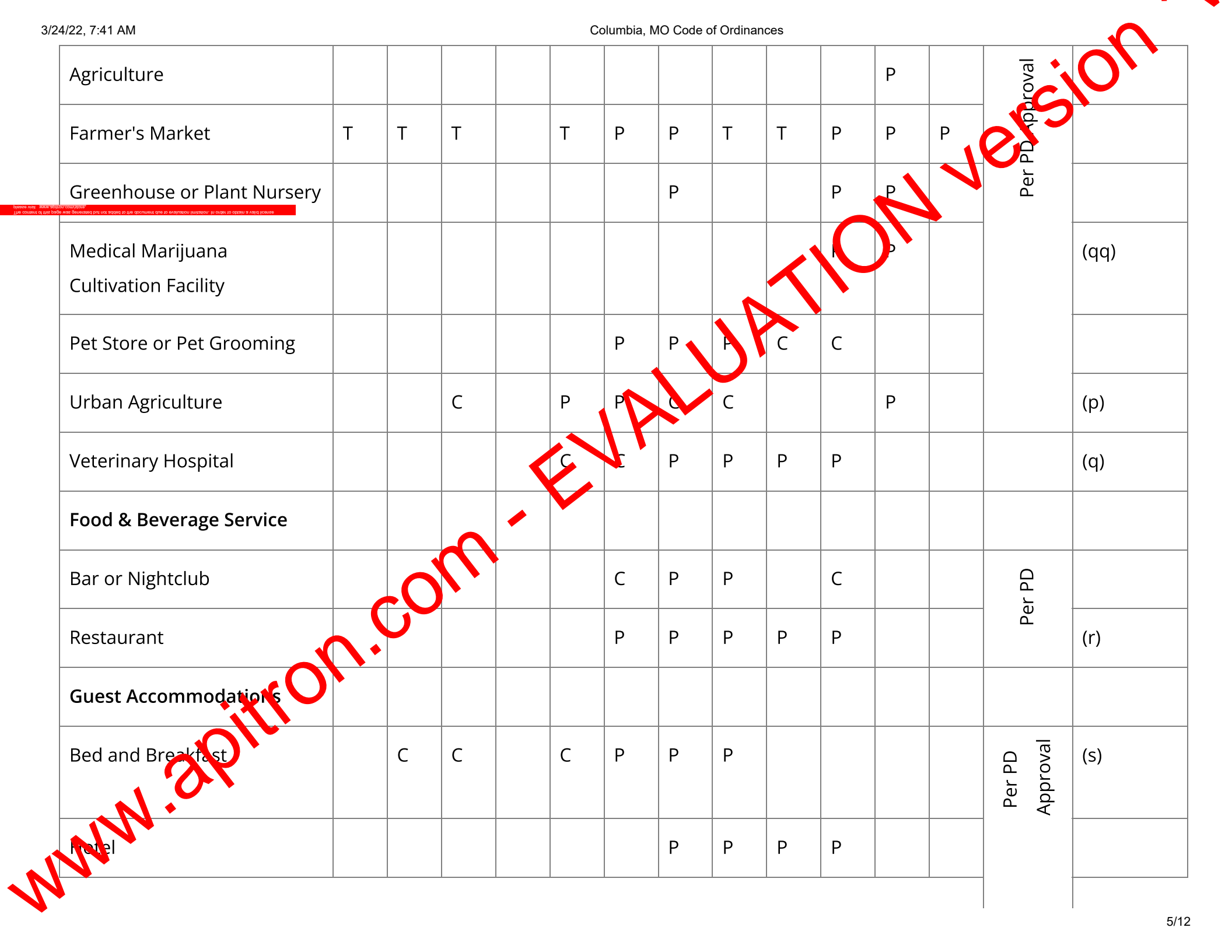
Per PD Approval



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	P	
Reuse of Place of Public Assembly	C	C	C	C										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See section 29-3.3(n)													(n)
Public Utility Services, Major	C	C	C	C	C	P	P	P	P	P	P	P	P	
Public Utility Services, Minor	C	C	C	C	P	P	P	P	P	P	P	P		
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)													(o)
<b>COMMERCIAL USE</b>														
Agriculture & Animal-Related														

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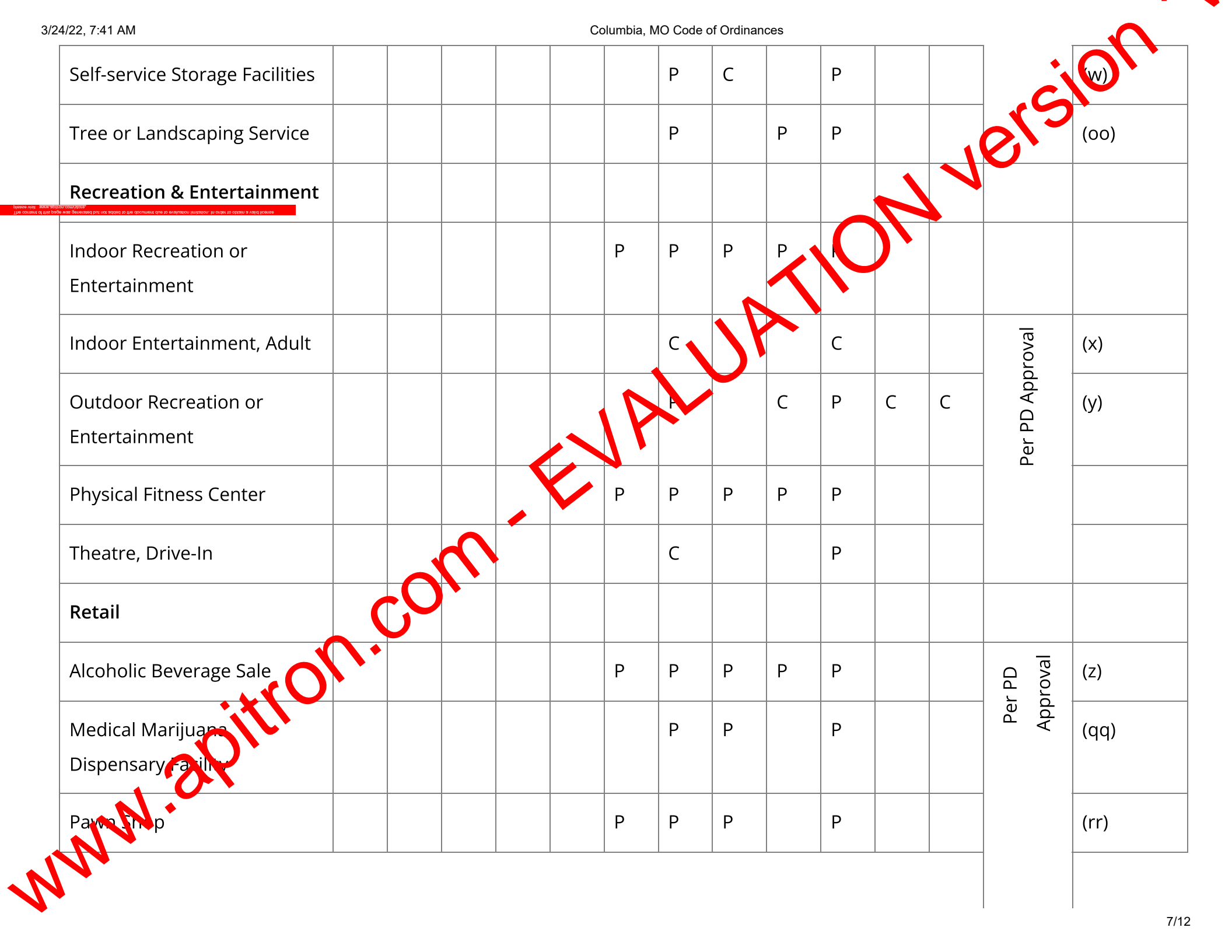
Agriculture											P		Per PD Approval	
Farmer's Market	T	T	T		T	P	P	T	T	P	P	P		
Greenhouse or Plant Nursery							P			P	P			
Medical Marijuana Cultivation Facility											P			(qq)
Pet Store or Pet Grooming						P	P	P	C	C				
Urban Agriculture			C		P	P	C	C			P		(p)	
Veterinary Hospital					C	C	P	P	P	P			(q)	
Food & Beverage Service														
Bar or Nightclub						C	P	P		C			Per PD	
Restaurant						P	P	P	P	P				(r)
Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				



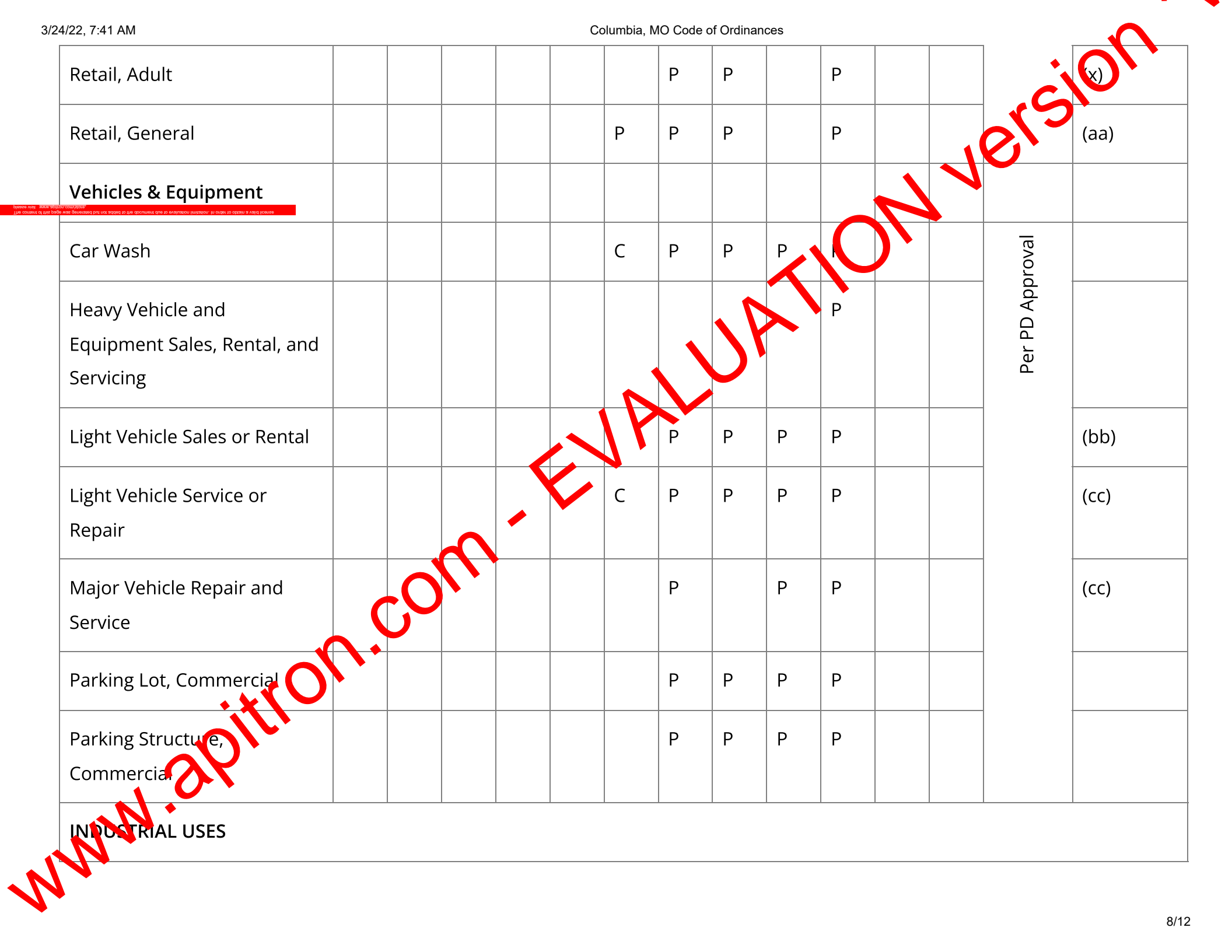




Self-service Storage Facilities						P	C		P				(w)
Tree or Landscaping Service						P			P	P			(oo)
<b>Recreation &amp; Entertainment</b>													
Indoor Recreation or Entertainment						P	P	P	P				
Indoor Entertainment, Adult							C			C			(x)
Outdoor Recreation or Entertainment									C	P	C	C	(y)
Physical Fitness Center						P	P	P	P	P			
Theatre, Drive-In							C			P			
<b>Retail</b>													
Alcoholic Beverage Sale						P	P	P	P	P			(z)
Medical Marijuana Dispensary Facility							P	P		P			(qq)
Pawn Shop						P	P	P		P			(rr)



Retail, Adult							P	P		P			(x)	
Retail, General						P	P	P		P			(aa)	
<b>Vehicles &amp; Equipment</b>														
Car Wash						C	P	P	P				Per PD Approval	
Heavy Vehicle and Equipment Sales, Rental, and Servicing										P				
Light Vehicle Sales or Rental							P	P	P	P				(bb)
Light Vehicle Service or Repair						C	P	P	P	P				(cc)
Major Vehicle Repair and Service							P		P	P				(cc)
Parking Lot, Commercial							P	P	P	P				
Parking Structure, Commercial							P	P	P	P				
<b>INDUSTRIAL USES</b>														

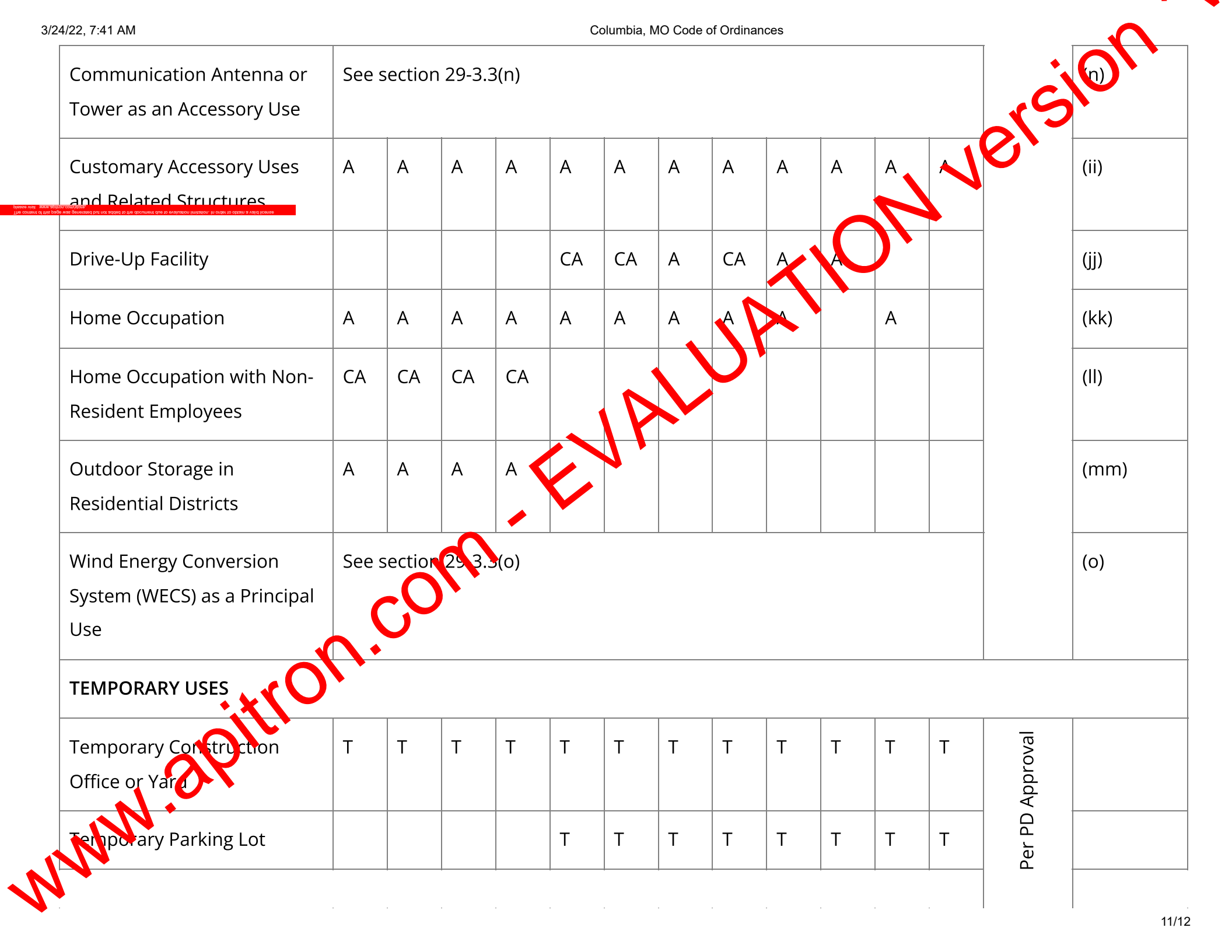




Mine or Quarry										C	C	Per PD Approval	
Transportation													
Airport											C		
Bus Barn or Lot							P						
Bus Station							P	P		P			
Rail or Truck Freight Terminal									C	P			
Waste & Salvage													
Sanitary Landfill											C	Per PD	
Vehicle Wrecking or Junkyard										C			(ff)
<b>ACCESSORY USES</b>													
<b>Office</b>													
Accessory/Commercial Kitchen	A	A	A	A								Per PD Approval	(ss)
Accessory Dwelling Units	C	A	A										(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	A	A	A		A		(hh)

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Communication Antenna or Tower as an Accessory Use	See section 29-3.3(n)												(n)
Customary Accessory Uses and Related Structures	A	A	A	A	A	A	A	A	A	A	A	A	(ii)
Drive-Up Facility					CA	CA	A	CA	A	A			(jj)
Home Occupation	A	A	A	A	A	A	A	A	A	A			(kk)
Home Occupation with Non-Resident Employees	CA	CA	CA	CA									(ll)
Outdoor Storage in Residential Districts	A	A	A	A									(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See section 29-3.3(o)												(o)
<b>TEMPORARY USES</b>													
Temporary Construction Office or Yard	T	T	T	T	T	T	T	T	T	T	T	T	Per PD Approval
Temporary Parking Lot					T	T	T	T	T	T	T	T	



Temporary Real Estate Sales/Leasing Office	T	T	T	T	T	T	T	T	T		T		nn
Temporary/Seasonal Sales or Event Other	T	T	T		T	T	T	T	T	T	T	T	

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