

Submission Date:



For office use: Case #:

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

- 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

12.22.23

Date

Printed Name

Zoning District	Resi	dentia	I		Mixe	d Use				Spec	ial Pu	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	Ч-С Ш	M-DT	M-BP	9	٩	0	PD	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
RESIDENTIAL USES												<u> </u>		
Household Living														
Dwelling, One-family Detached	Ρ	Р	Р	Р	Ρ	Ρ					Р		Per PD Approval	(a)
Dwelling, One-family Attached		Р	Р		Ρ	Р							Per PD ,	(b)
Dwelling, Two-family		Р	Р		Р	P								
Dwelling, Live-work			С		Р	P	Р	Р						(c)
Dwelling, Multi-family			Р		Р	P	Р	Р						(d)
Manufactured Home Park				Р										
Second Primary Dwelling Unit											с			(e)
Group Living														
Boarding House			Р		Р	Р	Р	Р					roval	
Continuing Care Retirement Community			Р		Р	Ρ	Р	Р					Per PD Approval	(f)
Dormitory/Fraternity/Sorority			Р		Р	Р	Р	Р					ш	
Group Home, Large			Р		Р	Р	Р	Р						(g)
Group Home, Small	Р	Р	Р	Р	Р	Р	Р	Р			Р			(g)
Halfway House			С		С	с	с	с						(h)
Residential Care Facility			С		Р	Р	Р	Р						
Temporary Shelter			с		с	с	с	с						(i)

Table 29-3.1: COLUMBIA, MIS P=Permitted use C=Condition						\=Con	ditiona	al Acce	essory	use [·]	T=Terr	nporar	y use	
Zoning District	Resid	dentia			Mixe	d Use				Spec	ial Pur	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	M-C	M-DT	M-BP	ש	A	0	Dd	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
PUBLIC and INSTITUTIONAL U	JSES	!		!	!				!	!	<u>.</u>	!		1
Adult and Child Care														
Adult Day Care Center		Р	Р		Р	Р	Р	Р	Р				Per PD	
Family Day Care Center	A	A/C	Р	A	Р	Р	Р	Р	Р		A		Ĭ	(j)
Community Service														

Zoning District	Resi	dentia	I		Mixe	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	<u>ں</u>	A	0	Dd	Specific Standards in Section
LAND USE CATEGORY														29-3.3
Assembly or Lodge Hall						С	Р	Р		Р			roval	
Cemetery or Mausoleum	С	С	С	С							Р		Per PD Approval	
Community/Recreation Center	Р	Р	Р		Р	Ρ	Ρ	Р	Р	с	Р		Per	
Community Garden	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		(hh)
Elementary/Secondary School	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		
Funeral Hom e or Mortuary					с	с	Р	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	P	Р	Р	Р	Р	Ρ	Р	Р	Р	с	Р		_	
Public Service Facility	Р	P	Р	P	P	Ρ	Р	Р	Р	Р	Р		_	
Public Park, Playground, or Golf Course	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ		
Religious Institution	Р	Р	Ρ	Ρ	Р	Ρ	Р	Р	Р	Р	Р	Р		
Reuse of Place of Public Assembly	С	С	С	С										(m)
Utilities and Communications														
Communication Antenna or Tower as a Principal Use	See s	sectior	י 29-3.	3(n)										(n)
Public Utility Services, Major	С	с	с	с	с	Р	Р	Р	Р	Р	Р	Р		

Zoning District	Resi	dentia	I		Mixe	d Use				Spec	ial Pu	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	Ч-С М-	M-DT	M-BP	ט	۷	0	D	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Public Utilit y Ser vices, Minor	с	с	С	С	Р	Р	Р	Р	Р	Р	Р			
Wind Energy Conversion System (WECS) as a Principal Use	Sees	sectior	ı 29-3.	3(0)		1	1	1	1					(0)
COMMERCIAL USES													1	
Agriculture & Animal- Related														
Agriculture											Р		roval	
Comprehensive Marijuana Cultivation Facility										Р	Р		Per PD Approval	(qq)
Farmer's Market	т	т	т		т	Ρ	Р	т	Т	Р	Р	Р		
Greenhouse or Plant Nursery							Р			Р	Р			
Medical Marijuana Cultivation Facility										Р	Ρ			(qq)
Pet Store or Pet Grooming						Р	Р	Р	с	С				
Urban Agricultu re			С		Р	Р	с	с			Р			(p)
Veterinary H osp ital					с	с	Р	Р	Р	Р				(q)
Food & Beverage Service														
Bar or Nightclub						с	Р	Р		С			Per PD	
Restaurant						Р	Р	Р	Р	Р			Ъ,	(r)

Zoning District	Resid	dentia	I		Mixe	d Use				Spec	ial Pu	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	Ч-С М	M-DT	M-BP	ט	A	0	Da	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Bed and Breakfast		С	С		С	Р	Ρ	Р					Per PD Approval	(s)
Hotel							Р	Р	Р	Р				
Travel Trailer Park							с				С			
Office														
Bank and Financial Institution					Р	Ρ	Р	Р	Р	Р			Per PD Approval	
Commer cial or Trade School					Р	Р	Р	Р	Р	Р			er PD /	(t)
Consumer Lending Institution					Р	Ρ	Ρ	Р	Р	Р				
Marijuana T esting Facility							Р		Р	Р				(qq)
Office					Р	Р	Р	Р	Р	Р				
Research and Development Laboratory					Р	Ρ	Р	Р	Р	Р			-	(u)
Wholesale Sales Office or Sample Room							Р	Р	Р	Р			-	
Personal Services														
Personal Services, General					P/C	Р	Р	Р	Р	Р			Per PD	(v)
Self-service Storage Facilities							Р	с		Р			۲ ۲	(w)
Tree or Landscaping Service							Р		Р	Р				(00)
Recreation & Entertainment														
Indoor Recreation or Entertainment						Р	Р	Р	Р	Р				

Zoning District	Resid	dential	l		Mixe	d 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	٩	0	Dd	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Indoor Entert ain ment, Adult							с			с			proval	(x)
Outdoor Recreation or Entertainment							Ρ		с	Ρ	с	с	Per PD Approval	(y)
Physical Fitness Center						Ρ	Ρ	Р	Р	Р				
Theatre, Drive -In							с			Р				
Retail														
Alcoholic Beverage Sale						Р	Р	Р	Р	Р			Per PD Approval	(z)
Medical Marijuana Dispensary Facility							Р	Р		Р			Per	(qq)
Comprehensive Marijuana Dispensary Facility							Р	Ρ		Р				(qq)
Pawn Shop						Р	Р	Р		Р			-	(rr)
Retail, Adult							Р	Р		Р				(x)
Retail, General						Р	Р	Р		Р			(aa)	
Vehicles & Equipment														1

Zoning District	Resid	lential			Mixe	ed Use				Spec	ial Pur	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	С-Л	M-DT	M-BP	ט	A	0	Q	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Car Wash						С	Ρ	Р	Р	Р			oroval	
Gas Station or Fueling Center						С	Р	Р	Р	Р			Per PD Approval	(uu)
Heavy Vehicle and Equipment Sates, Rental, and Servicing										Ρ			Per	
Light Vehicl e Sales or Rental							Р	Р	Р	Р				(bb)
Light Vehicle Service or Repair						с	Р	Р	Р	Р				(cc)
Major Ve hicle Repair and Service							Р		Р	Р				(cc)
Parking Lot, Commercial							Р	Р	Р	Р				
Parking Stru cture, Commercial							Р	Ρ	Ρ	Р				
INDUSTRIAL USES		1		1			1	1	1	1	1	1	1	-
Commercial Services														
Heavy Comm erc ial Services							Р	Р		Р			roval	
Mechanical and Construction Contractors							с			Р			Per PD Approval	
Sto rage and Wholesale Distribution									Р	Р				(dd)
Manufacturing, Production and Extraction														

Zoning District	Resid	lential			Mixe	d Use				Spec	ial Pur	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-N	M-C	M-DT	M-BP	ט	A	0	DA	Specific Standards in Section
LAND USE CATEGORY														29-3.3
Artisan Ind ust ry						C/P	C/P	C/P	C/P	Р			roval	(tt)
Bakery						С	Р	Р	Р	Р			Per PD Approval	
Comprehensive Marijuana- Infused Products Manufacturing Facility									Р	Р			Per F	(qq)
Heavy Industry										с				
Light Industry									с	Р				(ee)
Machine Shop							с			Р				
Medical Marijuana-Infused Products Manufacturing Facility									Р	Р			•	(qq)
Mine or Qu arry										с	с			
Transportation														
Airport											с		Per PD Approval	
Bus Barn or Lot							Р			Р			Pe	
Bus Station							Р	Р		Р				
Rail or Truck Freight Terminal									с	Р				
Waste & Salvage														
Sanitary Landfill											с		Per PD	
Vehicle Wrecking or Junkyard										с				(ff)
ACCESSORY USES														

Zoning District	Resi	dentia	I		Mixe	d Use				Spec	ial Pu	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	U-E	M-DT	M-BP	ט	A	0	Dd	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Accessory/Commercial Kitchen	A	A	A	A									Per PD Approval	(ss)
Accessory Dwelling Units	с	A	А										Per PD	(gg)
Backyard or Rooftop Garden	A	A	A	A	A	A	А	A	A		A			(hh)
Communication Antenna or Tower as an Accessory Use	Sees	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					СА	СА	А	СА	A	A				(jj)
Home Occupation	A	A	A	A	A	А	А	A	A		A			(kk)
Home Occupation with Non- Resident Employees	CA	CA	CA	CA										(11)
Outdoor Storage in Residential Districts	A	A	A	A										(mm)
Wind Energy Conversion System (WECS) as a Principal Use	Sees	section	29-3.	3(o)		,		1	,					(0)
TEMPORARY USES													1	1

Zoning District	Resid	dentia	l		Mixe	ed Use				Spec	ial Pui	rpose		Use-
	R-1	R-2	R-MF	R-MH	M-OF	N-M	U-E	M-DT	M-BP	ט	A	0	Dd	Specific Standards, in Section
LAND USE CATEGORY														29-3.3
Tempocary Construction Office or Yard	т	т	т	т	т	т	т	т	т	Т	т	т	Per PD Approval	
Temporary Parking Lot					Т	Т	Т	Т	Т	Т	Т	Т	ber PD	
Temporary Real Estate Sales/Leasing Office	т	т	т	т	т	т	т	т	т		т			(nn)
Temporary/Seasonal Sales or Event, Other	т	т	т		т	т	т	т	т	т	т	т		