

Statement of Intent Worksheet

For office use:		
Case #:	Submission Date:	Planner Assigned:
69-2023	1/27/2023	SMITH

Please provide the following information, at a minimum, which shall serve as the statement of inte

ent	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
2.	The type(s) of dwelling units proposed and any accessory buildings proposed. N/A
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. Min. Lot Size - None Max. Building Height - Commercial/retail: 65 feet, Office: 65', Hotel: 65', Residential: 65' Min. Setbacks - Perimeter streets: 25', Interior streets (public): 25', Property lines: 0', Between residential buildings: 10'
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.

Parking will be per city code.

- 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.
 - The impervious surface area of this tract shall be incorporated into the overall impervious areas of Tract 5 and Tract 8 of the Phillips Tract as identified in Ordinance 018043 that pertains to the overall Phillips Lake development. Said overall impervious surface area for Tract 5 shall not exceed 60%, and overall impervious area for Tract 8 shall not exceed 85%. Additionally, the overall impervious area limit for Discovery Hotel Plat 1 shall not exceed 80% impervious.
- 7. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

Only amenties allow by the definition of Hotel in the UDC.

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.

Table 29-3.1: COLUMBIA, MIS P=Permitted use C=Conditi						\=Con	ditiona	al Acce	ssory	use	T=Tem	nporar	y use	
Zoning District	Resid	dentia	l		Mixe	d Use				Spec	ial Pur		Use-	
	R-7	R-2	R-MF	R-MH	M-0F	N-N	M-C	M-DT	M-BP	9	4	0	O.	Specific Standards, in <u>Section</u>
LAND USE CATEGORY														<u>29-3.3</u>
RESIDENTIAL USES	•												•	
Household Living														
Dwelling, One-family Detached	P	Р	P	P	Р	P					-		Per PD Approval	(a) ·
Dwelling, One-family Attached		P	P•		Р	P.							Per PD ,	(b)
Dwelling, Two-family		P	P.		P	-P								
Dwelling, Live-work			С		Р	Р	Р	Р						(c)
Dwelling, Multi-family			Р		Р	Р	Р	Р						(d)
Manufactured Home Park				-										
Second Primary Dwelling Unit											«			(e)
Group Living														

Boarding House			Р		Р	Р	Р	Р				roval	
Continuing Care Retirement Community			Р		Р	Р	Р	Р				Per PD Approval	(f)
Dormitory/Fraternity/Sorority			-		P	Р	Р	P					
Group Home, Large			-		P	P	P	P				j.	(g)
Group Home, Small	P	Р	Р	Р	Р	Р	Р	Р		P°			(g)
Halfway House			- C		—	c	С	C					(h)
Residential Care Facility		1	С		Р	Р	Р	Р					
Temporary Shelter			€		C	С	С	C					(i)
PUBLIC and INSTITUTIONAL U	ISES						•	•			3		
Adult and Child Care													
Adult Day Care Center		Р	Р		Р	Р	Р	Р	Р			Per PD	
Family Day Care Center	А	A/C	Р	А	Р	Р	Р	Р	Р	Α		3	(j)
Community Service													

Assembly or Lodge Hall						С	Р	Р		Р			roval	
Cemetery or Mausoleum	<u></u>	С	С	<u>C</u>							*P*		Per PD Approval	
Community/Recreation Center	Р	Р	Р		Р	Р	Р	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 Home or Mortuary					С	С	Р	С		Р				(k)
Higher Education Institution			Р		Р	Р	Р	Р	Р	С				(1)
Hospital	а				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 Assembly	-	С	С	C									-	(m)
Utilities and Communications						,								
Communication Antenna or Tower as a Principal Use	See <u>s</u>	ection	29-3.3	<u>3(</u> n)										(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	See <u>s</u>	ection	29-3.3	<u>3(</u> 0)								-		(0)
COMMERCIAL USES	I												l	

Agriculture & Animal- Related													
Agriculture										P		roval	
Farmer's Market	Т	Т	Т	Т	Р	Р	Т	Т	Р	Р	Р	Per PD Approval	
Greenhouse or Plant Nursery						Р			Р	Р		Per	
Medical Marijuana Cultivation Facility									P	Р			(qq)
Pet Store or Pet Grooming					Р	Р	Р	С	С				
Urban Agriculture			6	P	Р	C	-			-p			(p)
Veterinary Hospital				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			ă.	(r)
Guest Accommodations													
Bed and Breakfast		С	С	С	Р	Р	Р					Per PD Approval	(s)
Hotel		5-				Р	Р	Р	Р				
Travel Trailer Park						—				~			
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	1			Р	Р	Р	Р	Р	Р			Δ.	
Medical Marijuana Testing Facility			a			Р		Р	Р				(qq)
Office				Р	Р	Р	Р	Р	Р				
Research and Development Laboratory				Р	Р	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						P	C		P			9	(w)
Tree or Landscaping Service						P		P	P				(00)
Recreation & Entertainment													
Indoor Recreation or Entertainment					Р	Р	Р	Р	Р				
Indoor Entertainment, Adult						-			~			roval	(x)
Outdoor Recreation or Entertainment						Р		С	Р	С	С	Per PD Approval	(y)
Physical Fitness Center					Р	Р	Р	Р	Р			ŭ	
Theatre, Drive-In						<u>~</u>			P				
Retail		J											

Alaskalia D				_	_				_	
Alcoholic Beverage Sale			Р	Р	Р	Р	Р		Per PD Approval	(z)
Medical Marijuana Dispensary Facility				Р	Р		Р		Ap.	(qq)
Pawn Shop			Р	Р	Р		Р			(rr)
Retail, Adult				Р	Р		Р			(x)
Retail, General			Р	Р	Р		Р			(aa)
Vehicles & Equipment										
Car Wash			С	Р	Р	Р	Р		roval	
Gas Station or Fueling Center			С	Р	Р	Р	Р		Per PD Approval	(uu)
Heavy Vehicle and Equipment Sales, Rental, and Servicing							₽*		Per	
Light Vehicle Sales or Rental				P	Р	Р	P			(bb)
Light Vehicle Service or Repair			C	Р	Р	Р	P			(cc)
Major Vehicle Repair and Service				P		Р	P			(ce)
Parking Lot, Commercial				P	Р	Р	P			
Parking Structure, Commercial				Р	Р	Р	Р			
INDUSTRIAL USES										ļ
Commercial Services										
Heavy Commercial Services				Р	Р		Р		oval	
Mechanical and Construction Contractors				←			P		Per PD Approval	
Storage and Wholesale Distribution		79				P	P		Œ.	(dd)
Manufacturing, Production and Extraction										

Artisan Industry					C/P	C/P	C/P	C/P	Р		roval	(tt)
Bakery.					•	Р	Р	Р	-P•		Per PD Approval	
Heavy Industry									~		Per	
Light Industry								_	P			(ee)-
Machine Shop	-					<u>_</u>			P			
Medical Marijuana-Infused Products Manufacturing Facility				i				ъ	P.			(पुप)
Mine or Quarry									С	С		
Transportation												
Airport										<u>~</u>	Per PD Approval	
Bus Barn or Lot						P			*P *		Per	
Bus Station						P	P.		P			
Rail or Truck Freight Terminal								•	P			
Waste & Salvage												
Sanitary Landfill										<u>.</u>	Per PD	
Vehicle Wrecking or Junkyard									<u>~</u>		A.	(ff)
ACCESSORY USES		I	I	l	I	I				I		
Office											 	

Accessory/Commercial Kitchen	A	A	А	А									Per PD Approval	(ss)
Accessory Dwelling Units	-	А	A										er PD	(gg)
Backyard or Rooftop Garden	А	А	А	А	А	А	А	A	А		А		<u> </u>	(hh)
Communication Antenna or Tower as an Accessory Use	See_s	section	1 29-3.	<u>3(n)</u>	υ υ				•	•		•		(n)
Customary Accessory Uses and Related Structures	А	А	A	А	A	A	A	A	А	A	А	A		(ii)
Drive-Up Facility					CA	CA	А	CA	А	А				(jj)
Home Occupation	А	А	А	А	Α	А	А	A	А		А			(kk)
Home Occupation with Non- Resident Employees	CA	CA	CA	CA									=	(11)
Outdoor Storage in Residential Districts	A	A	Α	A	ē.									(mm)
Wind Energy Conversion System (WECS) as a Principal Use	See_s	section	29-3.	3(0)								'		(0)
TEMPORARY USES														
Temporary Construction Office or Yard	Т	Т	Т	Т	Т	Т	Т	Т	Т	Т	T	Т	Per PD Approval	
Temporary Parking Lot					Т	Т	Т	Т	Т	Т	Т	Т	er PD /	
Temporary Real Estate Sales/Leasing Office	Т	Т	Т	Т	Т	Т	Т	Т	Т	-	Т		Œ.	(nn)
Temporary/Seasonal Sales or Event, Other	Т	Т	Т		Т	Т	Т	Т	Т	Т	Т	Т		

(Ord. No. <u>23895</u>, § 1, 6-3-19; <u>Ord. No. 24553</u>, § 1, 3-1-21; <u>Ord. No. 24680</u>, § 1, 7-6-21; <u>Ord. No. 24681</u>, § 1, 7-6-21; <u>Ord. No. 24682</u>, § 1, 7-6-21; <u>Ord. No. 24893</u>, § 1, 1-3-22)