

STATEMENT OF INTENT

DISCOVERY PARK SUBDIVISION LOTS 4, 501, & 502 (Portion of Tracts 3, 4, 5, and 9 of Ordinance 18043)

Revised June 12, 2017

Size of Lot 4: 8.87 acres
Size of Lot 501: 2.64 acres
Size of Lot 502: 6.04 acres
Size of Lot 7: 0.96 acres

Zoning of Tract: Planned

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

The clubhouse amenity located on lot 501 shall not be a commercial facility, however a leasing office for the apartments will operate inside the clubhouse.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage

- a. Lot 4: 8.87 acres to be developed with:
 - a. Five 24-unit apartment buildings
 - b. Two 18-unit apartment building, building
 - c. One maintenance building
 - d. Five garages with four parking spaces each
- b. Lot 501: 2.64 acres to be developed with:
 - a. One fitness center with 10 one bedroom apartments attached
 - b. One pool maintenance building/filter room
- c. Lot 502: 6.04 acres to be developed with:
 - a. Three 24-unit apartment buildings
 - b. Two 18-unit apartment building, building

- c. Three garages with four parking spaces each
- 2. Total Square Footage:
 - a. Lots 4, 501 and 502: 120,536 square feet (deductions from Tracts 3, 4, 5 & 9 allocations as shown Exhibit A “Building Footprint Allocations” prepared by Columbia Civil Engineering Group dated July 7, 2014.
- 3. Height and Setbacks:
 - a. The maximum building height shall not exceed and 55’ as measured from finished grade.
 - b. Along Philips Park boundary and Nocona Parkway – 25’
 - c. Minimum distance between detached dwellings 12’
- 4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
- 5. Open space/Impervious Surface areas:
 - a. Open/Green Space shall be a minimum of 45% (Lots 4, 501 and 502)
 - b. Impervious surface shall be a maximum of 55% (Lots 4, 501 and 502)
- 6. Comprehensive Traffic Impact Study/Development Agreements:
 - a. Lots 4, 501 and 502 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
- 7. Stormwater/Water Quality Protection Plan:
 - a. Lots 4, 501 and 502 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance #18043

Nathan Odle, Member