



City of Columbia

Planning Department

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Statement of Intent Worksheet

For office use:

Case #: 17-188	Submission Date: 8/1/17	Planner Assigned: CES
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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.

Assembly / Lodge
Community / Recreation Center
Community Garden
Public Park, Playground, Golf Course
Agriculture
Farmer's Market
Greenhouse or Plant Nursery
Office
Artisan Industry

Permitted Hours of Use will be Standard City of Columbia Park Hours.

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

ARC (existing)	74,680 sf (55,289 sf footprint)
ARC (future expansion)	15,000 sf
Farmer's Mkt Pavilion	34,900 sf (roof projection)
CCUA Office	4,800 sf
Greenhouse / Barn	5,500 sf
Multi Purpose Building	10,400 sf (5,200 sf footprint)
Outdoor Classroom Bldg	900 sf

3. The maximum number of dwelling units and bedroom mix (multi-family only) proposed and the development density (net and gross).

Not Applicable to this Application

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.

ARC (existing)	46' above finished floor
Farmer's Mkt Pavilion	35'
CCUA Office	30'
Greenhouse / Barn	30'
Multi Purpose Building	35' (2 story)
Outdoor Classroom Bldg	25'

Minimum Building Setbacks from Property Lines / Streets – 25' ft
 Minimum Building Setbacks between Buildings – 10 ft

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 Calculations:

Facility	Units	Ordinance 29-4.3(b)	Required Parking
ARC - Recreation Center	74,680 sf	1 spa/500 sf	150
ARC - Future Expansion (Ph 3)	15,000 sf	1 spa/500 sf	30
Farmers Market (Ph 1)	66 booths	1 spa/booth	66
Farmers Market (Ph 3)	31 booths	1 spa/booth	31
Practice Field	1 Field	20 spa/field	20
Playground	1325 sf	1 spa/5000 sf	1
Agriculture		No Reqmt	0
Greenhouse / Barn	5500 sf	1 spa/1000 sf	6
Office (Ph 2)	4800 sf	1 spa/300 sf	16
Multi-Purpose Bldg (Recreation) (Ph 3)	10400	1 spa/500 sf	21

Total Required : 341

Phase 1 - Total Required : 243

Phase 2 - Total Required : 259

Phase 3 - Total Required : 341

Current Vehicle Spaces Provided:

ARC - Standard	261		
ARC - Accessible	7		
ARC- Exst. Parking Displaced	-9		
Subtotal:	259		259

Proposed Vehicle Spaces:

Phase 1			
¹ Farmers Market Stalls (66)			
Parking Lot - Standard	32		
Parking Lot - Accessible	6		
Subtotal:	38		38
Phase 3			
¹ Farmers Market Stalls (31)			
Parking Lot	53		
Subtotal:	53		53

Total Provided: 350

¹ Spaces used by Vendors - not counted in 'available for use'

Phase 1 - Total Provided : 297

Phase 2 - Total Provided : 297

Phase 3 - Total Provided : 350

Bicycle Spaces:

Required	5% of Vehicle Spaces	18
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Current	27	27
Proposed (Phase 1)		10

Total Provided: 37

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.

Min % of Open Space (fully developed) – 46%

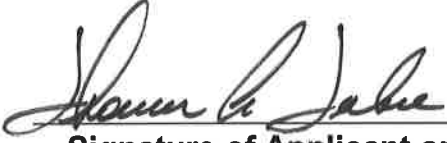
% in Landscaping – 30% +/-

% in Existing Vegetation – 16% +/-

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

Walking Trails, Outdoor Classroom, Learning Centers in Agricultural Production

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

8/9/2017
Date

THOMAS A. THABUE
MOORE ENGINEERING CO.