

Typographical Errors, Missing Graphics and References Sections to be Amended

1-2	1.1.3	Adoption and Effective Dates need to be inserted once completed.
1-4	1.1.8.C	Status of Zoning Cases in Limbo - remove notation
1-5	1.1.10.A	Need a comma after landscaping and panting should be "planting".
1-8	1.3.1	Adoption and Effective Dates need to be inserted once completed.
4-20	4.10.1.F	Should include L or W for Length and width...it's not intuitive the way its written
6-6	6.1.1.2.f	Replace the comma after trees with a period. Also change "a" to "at".
6-14	6.1.2.H.3	Reference to sec 8.1.8.J is not correct...should be 8.1.9.J
6-16	6.1.3.A.4	First diagram's lettering isn't completed.
	6.1.3.A.6	Should add the word "residential" to first sentence.
6-29	6.5.3.A	Add: graphic
6-37	6.8.1.D.6	Last sentence - change "within" to "no later than" and "of" to "after" the date of expiration
7-19	7.4.2.J.1	Change the "XX" with "7.8.20"
7-28	7.5.6.B	Replace the first "as" with "is"
7-42	7.7.F.2.f	Replace "7.8.19" with "7.8.17"
8-13	8.2.2.B.1	Please add the graphic at bottom of page
8-16-18	Graphics	Add 7 missing graphics
9-9	9.2.8	Replace Sec." XX" with appropriate section
11-24	11.5.3.D & E	Please fill in missing materials where it's indicated to "Insert"

Textual, Technical & Conceptual Clarifications

1-4	1.1.9	Remove Entire Section. Replace with "Prior zoning conditions shall remain if they are more restrictive than what is in the Development Code." Or words to that effect.
1-5	1.1.10.D.1	Change 3 years to "7 years".
2-3, 3-3, 4-2, 5-3	2.1, 3.1, 4.1, 5.1 & 11.3.2	A link needs to be made between the Character area and the District Intent
2-5	2.3.B	RD-15 should be 90-foot frontage and the average front yard setback section is missing.
3-6	3.3.2	Add in Abutting in Protected Neighborhood. See Division 6.4 in the side and rear setbacks section and in the parking setback section
6-8	6.1.2.B.1	Add f. Sheds on residential properties. See Accessory Structure pg. 7-51
6-9	6.1.2.B.3	In Districts RU, RT & RM Mechanical encroachments shall be allowed to encroach into the rear and side yard only 5 feet, but in no case any closer than 5 feet into a side yard; and for generators to encroach into the rear yard only up to 5 feet. However, properties within a protected neighborhood or when a commercial or Urban District property is adjacent to a protected neighborhood, no encroachments shall be permitted

		and they must abide by all district setback requirements. And replace XX with 7.8.20
6-10	6.1.2.C.4	The first sentence is awkward and difficult to understand. This build-to zone does not include the minimum required area for vehicle access, or the existing driveway, it is permitted to remain.
6-11-13	diagrams	Call out the white boxes as existing structures and brown as proposed.
6-26	6.4.2.3	Add to the Permitted Structures and Activity section...Where feasible, these elements shall be kept as far from protected neighborhoods as the site conditions permit. And add the same language for lots over 200 feet.
7-7	Chart	Major vehicle sales should be L for CC district
7-16	7.4.1.H.iii	Change hours from 8:00 am to 6:00 am
7-31	7.5.15.D	If the lot is under 200 ft deep then the fuel pumps cannot be within 50 ft of a protected neighborhood or residential lot.
7-50	7.8.22.B.1	Please remove this section.
7-54	7.9.8.B.13 & 14	Combine these two items, then renumber accordingly.
8-6	8.1.3	Required Parking Table – Add to Vehicle Parking column “1 per lodging room”
8-8	8.1.5.E	Fix the wording in the first sentence...doesn’t seem to be a complete thought.
8-13	8.1.10.B	Chart – change queuing at 16 for coffee shop to 10.
8-13	8.1.10.C.4	Add...by a curbed median or other device as approved by the Director.
8-15	8.2.1.A	Add #5 Filing of a Final Plat triggers all landscaping and screening, frontage, ROW, etc.
8-18	8.2.5.F	After "reduction" add or additional plant materials that may be required to augment the buffer.
	8.2.6.A.2	Change to two staggered rows of 6 ft installed height evergreen trees be planted every 25 feet
	8.2.6.A.3	Add 2-2.5 inch caliper
	8.2.6.A.4	Change 40 shrubs to 25 shrubs
	8.2.6	Change the 30 ft buffer to the same, except change the shrubs from 50 to 30 shrubs.
9-23	9.4.3.E. & 1	The following standards apply "to" all districts....Walls must be "no" closer than
		Add “when not adjacent to protected neighborhood, can encroach ½ the distance into the required setback.
10-6	10.3.1.A	Add RD-15 to the chart
10-8	10.4.2.A	Add #4 major ldp
	11.1.1	Remove the 2 "Y"s from the appeal of an admin dec for posted and mailed
11-19	11.5.B.4	See Section 8.2 for required site improvement requirements and technical manual for submission requirements.
11-19	11.5.B.4	Need more detailed information for Minor LDP’s
	City-Wide Street Framework Map	Add document to be an integral part of the Development Code

7-32	7.5.15.D	Clarify and upgrade the definition and explanation of the redevelopment and replacement of gas stations.
	Definition	Vehicle – does it include a bicycle.

Other Issues for Council Consideration

	Zoning Advisory Committee	Keep ZAC intact for the first 6 months after implementation of the new Development Code to consult on necessary Code fixes
	Mapping Issues	Take a more in depth look at all of the zoning map issues raised during the PC meeting. See Map with parcels identified and list of accompanying comments.