

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Integration of Chapters 12A, 23, 24, 25 - are they being changed as well?	29-4.3, 29-4.6, 29-4.10, 29-5	Revision have been made and are footnoted. No substainatial changes to Chap. 12A except for Tree Preservation. No changes to Chap. 23	Y	
Has the UDO been prepared in a "compare" format?	N/A	Footnotes and margin notes used in place of "comparson" document	Y	
Are the tree preservation requirements those prepared by the City Arborist?	29-4.5	Revision from Arborist and Tree Task Force are noted	Y	
Legal lot status - is platting the only option in the future?	29-1.13	Platting is only option. Request submitted to permit recorded "surveyor or plats" prior to Oct. 1, 1964 to be allowed	N	Permitting recorded surveys or plats does not resolve the issue of development occuring across property lines or on part of previously recorded lots. The proposed requirement is consistent with new provisions not permitting construction across propoerty lines and will "contemporize" the platted lot inventory throughout the City.
Protections to not push "by-right" zoning requests to PD?	N/A	The code proposes new standards intended to mitigate potential impacts (i.e. design standards, neighborhood protections, revised landscaping and screening)	N	Providing assurances for not requiring a PD zone is not within the purview of the UDO. Rezoning actions are a political function and as such other forces may be at work which lead to requiring a PD. The UDO attempt to eliminate this need by expanding uses within fewer districts and providing new methods for limiting impacts.
Will PD requests be handled like they are today?	29-2.2, 29-5.4	PD zones will be possible I n all locations except M-DT. Uses permitted will be chosen from the Permitted Use Table. Modficiations to the other Development and Form Standards will need to be stated in PD application and SOI. A development plan will be required at the time of application.	N	It appears as though objection exists with the requirment that a PD plan be submitted at time of application. This requirement was created to address what is generally the current practice for sucessful PD requests and consistent with national trends. Furthermore, such a requirement reduces the potential for speculative request to PD zoning that are not needed given the revised land use mixtures within the new zoning district structure. Property only with unique characterists or a proposed development pattern unable to be accomodated should be zoned PD under the UDO.
Design Standards - where are they located?	29-4.8	Design Standards and Guideline for all developepment are located in Section 29-4.8	Y	

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Sufficiency of resources test - is it being included in the UDO?	29-5	Providing proof of sufficient infrastructure to support a "known" request (i.e. zoning or subdivision) will be a responsibility of the applicant through coordination with local utility providers. City is working to establish a "base" of infrastructure availability/capacities for which such testing can be compared.	N	This issue is mentioned in the UDO in a generalized manner and is not typically spelled-out specifically within a development code. Analysis of infrastructure availability and capacity is a fluid activity and to create potentially rigid criteria for assessing it may limit effectiveness.
What would be an example of proof that sufficiency of resources existed?	NA	The UDO does not provide examples. This would be determined on a case-by-case basis.	N	The City utilizes the development review process to determine what impacts a proposed development will create on its utility system based on project specific and existing capacity and future expansion plans.
15% open space in the M-DT - is that based on footprint of building or total square footage?	29-4.2, 29-4.5	Open space is based upon the buildable lot area.	Y	
Would sufficiency of resources be applied to all projects or select ones?	29-5	It would apply to all projects requesting to increase the intensity of development (i.e. rezoning, PD, subdivision)	Y	
Would the "scorecard" for sufficiency of resources be incorporated into the UDO or would the UDO language replace it?	29-5	The "scorecard" would likely be a part of the evaluation matrix for determining sufficiency of services. The UDO's general language would not be superseded. It is advisory in nature. The "scorecard" would be a tangible element of assessing sufficiency and provide an objective way of stating if there were or were not adequate resources available.	Y	
Description of differences between new UDO standards and actual development in R-MF during code test on Circus	NA	Provided during the presentation of code testing	Y	
What design standards exist for building articulation and 4-sided architecture?	29-4.8	Section 29-4.8 provides design standards for all development that is not 1 or 2 family residential.	Y	
Neighborhood protection - Is it possible to have R-MF next to R-MF and one parcel's ability to build-out restricted?	29-4.9	Yes. Depending on when an application to construct a structure is submitted and when an application to possibly rezone a vacant R-MF lot to a R-1 or R-2. To effectively block the full build-out the rezoning request would need to be approved by Council.	N	The timing of an application to construct and to rezone is not fully defined within the UDO. Construction plans may be submitted and delayed while a rezoning action may not encounter the same issues. Additional provisions may need to be added to address this scenario.

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Two lots adjacent to each other and one is R-MF and the other is a different zone and vacant - do the Neighborhood Protection Standards apply?	29-4.9	Height restrictions would apply and there would be landscaping and screening as defined in 29-4.5.	N	Height restrictions may need to be clarified so they only apply to development adjacent to 1 and 2 family use or R-1 or R-2 lots. It appears as though the standard as written applies at all types of development on lots other than R-1 or R-2 abutting R-1 or R-2 .
When Neighborhood Protection Standards are required does it matter if the adjacent property owner to the pending development objects or doesn't object to the standards?	29-4.9	No. The UDO does not contemplate creating this exception	N	No change is recommended. Creating waivers based upon ownership at time of construction is no guarantee that ownership will remain the same throughout the life of the development.
Will a "fake" door be permitted in the M-DT to meet the requirements?	29-4.2	At least one functioning entry door shall be provided along each Ground Story Façade. No Ground Story Façade may include a section of greater than seventy-five (75) feet without a functioning entry door	N	The standard has been created to activate the street frontage. The requirement does not apply to side or rear elevations without street frontage. If a non-functioning door is to be proposed along a street front it would need to be approved in accordance to the variance procedures of Section 29-5
What constitutes a second story versus a "fake" second story?				
Revision to the Regulating Plan - will the revision recommended in Clarion Memo be made?	29-4.2	Yes. The map plan is currently being worked on.	Y	
Will the UDO regulations facilitate redevelopment of historic buildings and metal warehouses easier or create obstacles?				
Is the M-DT boundary line currently the CID boundary?	29-4.2	No. The boundary is slightly larger. It includes more property to the north and west of Providence Road	Y	
What is the process for amending the M-DT boundary?	29-4.2, 29-5	Amendments to the boundary of the M-DT are processed like any other rezoning request.	Y	
How is solid waste collection in the M-DT being addressed?	29-4.2	There is no specific provision in the M-DT that deals with trash collection. Alleys are to be used for services.	N	The City evaluates trash collection on a building by building basis. The lack of standards for trash collection on an individual site basis may require additional consideration and new regulatory language. Consultation with the Solid Waste Division is necessary.

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Can the designations of the M-DT regulating plan be changed to reflect existing conditions (i.e. commercial on Hitt between Broadway and Cherry)?	29-4.2, 29-5	At this time the boundaries and frontage designations are still modifiable. Staff will review the existing conditions to determine if changes are warranted. Modification of frontage types after adoption will follow a typical rezoning public hearing process.	Y	
How are existing PD's going to be handled?	29-1.11(f)	Existing PD will be identified on the zoning map by ordinance number and governed by those existing provisions. No changes are proposed to be made to existing PD zoned property.	Y	
Will there be opportunity to have PDs changed to a conventional zoning district?	29-5	An application can be filed to change a "legacy" PD to a new UDO PD or a different conventional zone through the standard rezoning process.	Y	
If two similarly sized R-MF parcels are vacant and one property owner desires to downzone to R-1 after the other submits building plans is the owner of the parcel seeking to "fully" develop his site just out of luck? How will the owner of the parcel to be developed be affected?	29-4.9, 29-5	Compliance with neighborhood protection standards and landscaping/screening apply at the time of building permitting. A change in adjacent property zoning is not effective until approved by Council. If applications are submitted simultaneously an administrative review would be required to determine which application was submitted first to determine priority. If rezoning is approved prior to building permitting being completed, the new construction would be required to comply with regulations based on adjacent zoning which may reduce maximum build-out.	N	The potential for such a scenario is not addressed within the UDO. It may be necessary to provide clarification on what type of procedure would be utilized to determine "priority" of applications.
Consider eliminating zero-lot line housing to protect neighborhood character	29-3.2, 29-3.3(b), 29-5.4(b)(2)	Attached single-family dwellings are permitted in R-2 and R-MF districts only subject to "use-specific" standards that regulate the maximum number of attached units on a single lot. Building over a property line without re-platting will no longer be permitted under the UDO.	N	The UDO does not directly address the concern expressed; however, restricts endless "attached" dwellings on a single lot. The UDO would permit multiple adjacent lots to be developed with attached dwellings; however, would require separation between each building group and would require compliance with all other regulatory standards. Elimination of the opportunity to construct "attached" dwellings is not recommended. UC-O districts can be modified to further restrict this use's perceived impacts.

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Small lot redevelopment along the Business Loop 70 in the MC district	29-4.1(a), 29-5.5	There are no minimum lot area standards associated with MC development. Redevelopment subject to compliance with UDO standards. The variance procedure can be employed to seek relief from provisions that restrict development. Non-conforming standards (29-5.5) provide options for reuse or expansion within non-conforming building of existing buildings.	N	Additional consideration may need to be given to if sufficient relief exists for buildings along the Bus. Loop. A better approach to dealing with the unique characteristics for this corridor may be to work with the Loop CID on a "corridor plan" that tailors standards specific to their location.
Setback, landscaping, parking modifications for small lot development/redevelopment	29-4.4(a)(2), 29-4.4(d), 29-5.4 (d)	The UDO already exempts parking requirements on lots and for buildings less than 10,000 sq.ft. For lots or buildings over this threshold, off-site parking options are permitted. Landscaping/screening waivers would require variance approval.	N	No change is believed necessary. Proposed UDO provisions afford affected parties with adequate methods for appeal and relief.
Limits on when relief would apply - not applicable to lot combinations?	NA	The UDO does include provisions that state compliance with the parking requirements is to be obtained on lots over 10,000 sq.ft. The UDO already expects lots to comply with all other dimensional requirements.	Y	
HP designation process - revise petition standard to include a minmum # of lots along with % criteria	29-2.3(c)	No changes to the current procedures is proposed. A public hearing before the Commission and Council is required prior to adoption of a district. Such procedure permits public engagement for those opposed to inclusion in a district.	N	The HPC has indicated that it desires to have opportunity to proposes revisions to the designation process. Recommended revision will be forwarded to them for consideration.
Historic District boundaries - standards for establishment?	29-2.3(5)(v)	No change from current standards.	Y	Staff will provide link to the US Dept. of Interior bulletin
Land use changes - will property owners be notified?		Specfic property owner notification will be provided to lands within the M-DT district. General notification through the Tribune and press releases will be used for all other areas.	N	Notification will be conducted in accordance with direction given by the Law Department. A final zoning map will be made available prior to the Planning Commission's public hearing. Section 29-1.11(g) specifies procedures to follow if a change in status of a land use occurs. This section however does not address if the use becomes non-conforming.

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Setback impacts on small lots and limits to redevelopment	29-4.1(a), 29-5.5	There are no minimum lot area standards associated with MC development. Redevelopment subject to compliance with UDO standards. The variance procedure can be employed to seek relief from provisions that restrict development. Non-conforming standards (29-5.5) provide options for reuse or expansion within non-conforming building of existing buildings.	N	Additional consideration may need to be given to if sufficient relief exists for buildings along the Bus. Loop. A better approach to dealing with the unique characteristics for this corridor may be to work with the Loop CID on a "corridor plan" that tailors standards specific to their location.
Shared parking options, exemptions, or relief?	29-4.4(a)(2), 29-4.4(d), 29-5.4 (d)	The UDO already exempts parking requirements on lots and for buildings less than 10,000 sq.ft. For lots or buildings over this threshold, off-site parking options are permitted. Landscaping/screening waivers would require variance approval.	N	No change is believed necessary. Proposed UDO provisions afford affected parties with adequate methods for appeal and relief.
Shared parking not allowed in M-C	29-4.4(d)	UDO includes several options for parking reductions and sharing of parking.	Y	
Sidewalk requirements along Business Loop	29-4.3(d)	Sidewalks are required for any lot located along the Bus. Loop as part of receiving a building permit unless a sidewalk waiver is approved.	N	No change is recommended. Connectivity is of paramount concern. Alternatives to standard sidewalk placement may need to be considered.
Definition of "Four-sided" architecture - may need to be "multi-sided" and clarify "visible" criteria	29-1.13, 29-3.3(d)	Undefined term. Issue of defining visible will need to be reviewed.	N	Changing "four-sided" to "multi-sided" is not believed necessary. The use-specific standard makes reference to "all sides" which seems straight-forward. A definition and clarification of the "visible" criteria is necessary.
Definition of "story"	29-1.13	UDO include a defintion of "story" which is directly from International Building Code (IBC). To count as a story the following must be present: "the useable floor area of any vertical level within a building must consist of at least fifty-one (51) percent of a building's ground footprint".	Y	

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UDO purpose statement and its guidance appears misplaced.	29-1.2	The purpose statement is broad and inclusive. The reference to implementing Columbia Imagined's vision and recommendations provides a document to which decision-makers may obtain guidance on community values that were captured within the Plan or during its updates as they be relevant to specific proposals. Columbia Imagined is a guidance document - not regulatory. The UDO is the regulatory document that is intended to effectuate the vision and recommendations contained within Columbia Imagined. Decision-makers may choose to abide by or discount the contents of Columbia Imagined in rendering land use and development decisions.	Y	No change is seen as necessary. The inclusion of reference to Columbia Imagined (the City's general plan) is not uncommon and provides guidance on community values to decision-makers when rendering decision on land use and development matters.
Funeral home standards and its "fully-enclosed" provisions - prevents carports/canopied entries	29-3.3(k)	Item (1) will be clarified to permit canopies or port cohere as a permissible outside entry for moving the deceased from inside a funeral home to an awaiting herst.	Y	
Permitted use table use changes from allowed to conditional or not permitted at all	29-1.11	Often uses that were previously listed separately have been collapsed in a newly defined term. Footnotes within the document indicate where such actions have been taken. The expanded definitions section provides for cross-reference to what the new single-term is to include. Director has authority to make interpretation on "use-similarity" if the use is not identified or defined. Removal of uses from one district or changes from "permitted" to "conditional" were made to ensure integrity of the zoning district and to ensure that incompatibilities where minimized.	N	It is possible that addition of uses removed in certain zoning districts (i.e. M-1 to IG) will need to be added back to limit the immediate creation of non-conformities upon adoption of the UDO and zoning map. However, such action is not essential as the non-conformities provisions of the UDO will permit the continued operation of those businesses and well as permit limited expansion. If such removed uses are reintroduced, a secondary more comprehensive parcel-by-parcel rezoning process to apply the correct designation (based upon existing use) and zoning district amendment process will need to be undertaken to ensure the intent of the UDO as drafted is achieved.
How will industrial property in downtown be addressed? Possibly C-2?	29-1.4, 29-4.2	Industrial property will be recoded to M-DT and subject to the district's "General Provisions" and the specific street-type "Building Form Standards" that are shown on the district's "Regulating Plan". No industrial designations or C-2 will be carried forward. Several Industrial uses are permitted within the M-DT as shown in the Permitted Use Table. The use termed "Heavy Commercial Services" captures many of the historical industrial uses that currently operate in what will be governed by the M-DT standards.	N	Added clarification required to address the issue of compliance with expansions and potential renovations of existing non-conforming structures in relationship to M-DT frontage requirements (facades, open space, etc).

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Yard definition may be to restrictive - may not permit trees	29-1.13	Required yard areas are capable of being improved with landscaping. The definition states that a "yard" area may be obstructed when specifically permitted by the code.	Y	
Can we have an "official zoning map" at the hearing	29-1.4	The Official Zoning Map will be produced prior to the final public hearing before the PZC	Y	
How can I get a printed version that is relevant throughout all hearings?	N/A	A printed version of the UDO revisions is available at the Public Library. In efforts to save resources, no individual printed copies of the UDO are being produced. The UDO can be obtained from the City's website and printed.	N	Consideration of charging a fee for printing may be appropriate; however, given the document is not being discussed in chronological order such production may not be of significant value
Diagram on page 10 showing block comers has a symbol "A" in middle of lowest street which appears should be a symbol "B" at mid-block	29-1.13	Will be corrected as part of final UDO editing prior to production of Public Hearing Draft	Y	
Why is a "certificate of appropriateness" (page 12) needed, as issued by Historic Preservation Commission (HPC) for a structure within a historic district, if such property is not considered a "landmark" property?	29-1.13, 29-2.3(c)	These provisions are what currently exist - no change is made or proposed. Interior alteration or construction of non-landmark properties within a historic district is not required to obtain a certificate - only exterior work. The requirement that such certificate be issued for non-landmark structures undertaking exterior work is to ensure the integrity of the district is maintained in compliance with provisions contained in the HP-O designation. Applicants may appeal an HPC denial of such certificate to the BOA. Applicant's may also submit application for a Certificate of Economic Hardship to relieving them of compliance with the provision of the HP-O standards. Denials of such certificates may also be appealed to the BOA.	Y	No alternative language is proposed. Modification of such provisions should be addressed directly by the Historic Preservation Commission and presented to the Planning Commission to consider as part of more comprehensive amendments.
Why are "civic buildings" (page 12) not subject to the building form standards prescriptions of M-DT? This may exempt a substantial amount of downtown structures.	29-1.13, 29-4.2	Civic structures such as churches and Government building are generally built with public involvement. The removal or alteration of such facilities would generally require similar action.	N	It is possible that this exemption may need to be reconsidered to apply only to church sanctuaries - not annex buildings. Further clarification of the exemption may be achieved by specifying "Public, governmental buildings" are exempt. The revised "Civic Buildings" definition attempts to address this concern.

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Does a "historic district" require that at least one property within such "historic district" have the designation of "landmark"? (page 27). Is there a minimum land area for historic district? Shouldn't the threshold be higher than 60%, or two out of three properties, to create a historic district.	29-2.3(c), Clarion response	By definition it should. Most historic preservation ordinances do not include a minimum size requirement, and many valuable historic districts are relatively small (less than a city block). The 60% threshold for establishment is the existing regulations. Existing HP-O's currently are comprised of a single property. As a practical matter, "hostile" designations of individual properties generally become apparent during the designation process and many Preservation Commissions are reluctant to designate districts in those circumstances.	N	if the City wants to reduce the risk of "hostile" designations of small areas to prevent redevelopment of individual properties, it could include a relatively small minimum size requirement (e.g. 1 acre), or a requirement that designations below that size require a 90% or 100% vote of the included property owners.
Can the historic preservation commission nominate or recognize a "most notable property" without a property owner's permission? Are properties designed as "most notable property" subject to certificate of appropriateness. We suggest that this should require property owner consent to become designated as "most notable property".	29-2.3(c)	Practically speaking nomination of most notable properties for local recognition are not pursued without property owner support. The HPC can nominate, for ordinance adoption, a most notable property without an owner's support; however, final designation requires a recommendation of the Planning Commission and Council prior to approval. A most notable property outside an HP-O is not required to obtain a Certificate of Appropriateness; however, if within an HP-O and being altered exteriorly it would require a Certificate of Appropriateness.	N	No alternative language is proposed. Modification of such provisions should be addressed directly by the Historic Preservation Commission and presented to the Planning Commission to consider as part of more comprehensive amendments.
Under the term light vehicle sales and rental, should there be a definition for "short term use" (page 30). Define what is meant by short term use, i.e. less than 31 days?	29-1.13, 29-3.2(Table 29-3.1)	A definition will need to be developed	N	A definition is required to clarify what "short-term" is intended in this context.
Page 31: Listed use "vehicle service and repairs" specifically does not include vehicle body work or painting or major engine repair. Why? Where are these uses specifically defined? For instance, they do not appear under the definition shown on page 26 Heavy Vehicle and Equipment Sales, Rentals and Servicing.	29-1.13, 29-3.2(Table 29-3.1)	The activities identified are not currently called-out in Chapter 29 specifically (closest is automobile repair facility - in C-2 and M-1). The proposed definition and use-specific standard (cc) requires enclosure of repair operations. It has been past practice that auto-body repair is an allowed use in C-3 (to become M-C) via permission in C-2. This interpretation would likely carry forward.	N	Added clarification may be necessary to ensure prior interpretation is applied into the future. Permitting such facilities in the M-N district is not advised and may be able to be addressed within the "use-specific" standards.

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Doesn't the definition of "logging" seem light? Really, "logging" is considered the removal of more than 3 existing trees for commercial purposes on any tract of land larger than 1 acre? Almost any site will be candidate for "logging" under this definition. This seems rather light and classifies almost any site preparer as a "logging" operation.	29-1.13, 29-4.6(c)	The definition of "logging" indicates for commercial purposes. Most residential lots are less than 1 acre in size would not be impacted. The definition is written is to ensure preservation of trees stands on larger tracts of land through the preparation of a "logging" or "tree preservation" plan reviewed by the City Arborist.	N	No change is proposed. Added clarity may appropriate within the definition to address issues 1 acre or greater residential development lots that are undertaking tree removal for the purposes of timber management.
Under the definition Mechanical and Construction contractors a portion of second sentence seems to add confusion "This use does not include establishments where the primary activity is retail sale of goods to general public," ... What is the rationale for this first part of the sentence shown in quotation here. Page 33	29-1.13	The idea is that such sales are not be similar to those in a general retail environments (i.e. Lowes, Home Depot) that may carry similar products, but are more geared toward contractors or trades persons involved in the allied professions. An examples of this limitation is Fergeson and Ribak Supply. Both businesses have retail activies, but such retail is limited to contractors not the genearl public.	Y	No change is proposed.
Under definition of office can we add "construction contractors management offices" or "construction company administrative offices" to eliminate confusion that these are a defined permitted use in M-OF, as they are now permitted in O-1.	29-1.13, 29-3.2(Table 29-3.1)	Staff will take recommendation under advisement	N	Staff will review possible conflicts that may be created. Use-specific standard may be needed to address outside stroage of vehicles or equipment at such office locations.
Page 35- Parking Lot, Commercial in MD-T. These are shown on Regulating Plan- can parking lot be allowed elsewhere in MD-T or limited to shown areas on the Regulating Plan?? Are private parking lots for commercial purpose (i.e. built to rent) permitted in district M-DT???	29-3.2(Table 29-3.1), 4.2(d)(6)	Private parking lots are permitted in the M-DT provided they are located behind the parking setback line and comply with the Building Form Standards of each Street Frontage-type. 29- Openings along the RBL for surface parking lots are prohibited access to them is to be from an alley- only permitted openings along RBL is for a parking garage integrated with new construction. No prohibition on private parking lots being leased for commercial purposes. Existing surface lots will be legal non-conformities.	Y	The issue of access to a parking lot behind the parking setback line may need to be developed for situations where alley access does not exist. This issue could also be addressed through a BOA variance process; however, may also required a formal "Regulating Plan" amendment.
Describe procedure for detennining appropriate zoning for any specific business use that is not specifically described in this document?	29-3.1(h)	The Director has the authority to interpret whether a proposed land use is included within a listed land use shown in the Permitted Use Table in Section 29-3.2 based on its scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts on surrounding properties	Y	

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Page 42- definition suggest "shared parking" to have its own paragraph- edit	29-1.13, 29-4.4(d)	Editing error. Shared Parking is in its own paragraph	Y	
Page 56- please show "official zoning map"- where can I find it now posted electronically -is it really on web-site as now proposed or is that map a previous version.	29-1.4	Official Zoning Map that shows UDO districts has not been produced at this time. The current Official Zoning Map is available on-line at https://gis.gocolumbiamo.com/CityView/ . This location will be updated to reflect new zoning district designation following adoption of the UDO. Additionally, the M-DT "Regulation Plan" will be shown on the City's website.	Y	
Page 56- Why is zoning district I-G industrial called out as a "special purpose" district? What makes it "special"? Aren't industrial districts normal in the new code proposal?	29-2.2(c)	The choice to place the IG district under the "special purpose" section of the code was a consultant choice in code drafting.	Y	No change is proposed; however, if directed the district can be listed along with the more "conventional" classification. Such change would not affect the standards applicable to uses within the district or the process to establish such a district on the zoning map.
Page 68 under Purpose title (line 8 & 9) reads "without the need for re-zoning to a Planned Development district" -suggest adding this language to all other commercial and industrial districts, since a stated goal ofUDC is to minimize future use of all Planned Districts.	29-2.2(b)	Staff will take recommendation under advisement	N	Staff will review recommendation for possible conflicts with other provisions of the UDO. The choice of using a single setback standard was to "simplify" the review and permitting process; however, differentiating setbacks in such situations appears reasonable.
Page 68- rear yard setback does not distinguish between an abutting a commercial use or an abutting residential use and we suggest 25' is not necessary if abutting an office or commercial property use. Current code allows this distance to be reduced in circumstance of abutting commercial uses or like zoning.	29.2.2(b)(Table 29-2.6)	Staff will take recommendation under advisement	N	
Page 68- suggest that "M-OF district dimensional summary-should be compared to current 0-1 district. This side by side comparison was done for the other districts, such as MC/C-3 and M-N/C-1, but not for this district M-OF district. Why?	29.2.2(b)(Table 29-2.6)	The column labeled "current" in the M-N and M-C districts is to represent what the standard setback would be. The other column is for the alternative standards. Neither column represents the current Chapter 29 standard. The M-OF district only shows the standards proposed per the UDO.	Y	

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<p>Page 71: How does M-N "Pedestrian" standard get tracked (inventoried) by Community Development Dept. -will a symbol "PED" be used on zoning map for instance?</p>	29-1.4, 29-5.4(l)	<p>The Official Zoning Map will have an identifier on it. It is also possible that the designation would include the BOA Case # that approved the alternative "Ped" standards.</p>	Y	
<p>Page 74: seems that parking should not be reduced at arterial-arterial or arterial-collector. I know it states because of public transit is likely-but it also seems likely those intersections will attract the most personal auto traffic and therefore require parking. Also car parks may be necessary to pick-up travelers from a bus stop. Why allow parking to be reduced by 30% in high auto traffic areas? Seems counterintuitive.</p>	29-2.2 (b)(Other standards); 29-4.4	<p>The idea of permitting a parking reduction for commercial development along transit corridors is based on the belief that patrons of such businesses will not have to drive - they will use public transit. The 70% parking provided may, in many instances, be more than is required at any given time. To required that 100% be provided if the alternative standard is use reduces an incentive to increase public transit ridership and redevelopment of the corridor sites in a more walkable pattern.</p>	N	<p>No change is recommended. 29-5.4(l) indicates that the alternative "Transit" and "Pedestrian" standards and their corresponding parking reductions cannot create additional traffic congestion or risks to public health and safety in the surrounding area.</p>
<p>Page 77- multifamily and some commercial removed from MB-P. How will owners be notified that some uses now allowed under current zoning will be removed from their land under the new code that previously allowed such uses?</p>	29-3.2 (Table 29-3.1)	<p>M-BP is the replacement to the M-R zoning district. Staff will identify such lands and provide individual notification of the classification change, if necessary.</p>	N	<p>The M-R district requires a development plan depicting the uses. If the site is not currently governed by a development plan that has an approved pattern of development, it is staff opinion, that no land use rights have been removed as a result of the UDO changes. The comprehensive process of adopting the new UDO with its revised land uses is no different than if Council sought to make a code change under existing Chapter 29. Affected property owners will be able to express their concerns during the public hearing process.</p>
<p>Page 78- is screening required if two lots of similar zoning are adjacent or abutting. This under "a" would appear to be so. Does not seem to be needed. Under "b" are the stacking equipment or display equipment allowed to exceed 12' high in BM-P? i.e. can operating equipment exceed a fence or screen height?</p>	29-2.2 (M-BP "other standards") , 29-4.5(e)	<p>Screening is only required if the M-BP district abuts "residentially" zoned land. Equipment used to stack stored or stacked materials can exceed the height of the screening. The screening has to block the view of the stacked or stored materials only.</p>	Y	<p>While the provisions adequately address the current issue/question it does not address the potential impact that equipment greater than the screening would create on an adjoining lot.</p>

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
<p>Page 101 paragraph (i) second sentence reads "A petition to designate a historic district may be made only by the owners of at least 60 percent of the Boone County tax map parcels in the proposed historic district." There is no defined size of a historic district, and no defined number of owners. Being in a "historic district" could now or later subscribe a property owner to restrictive property rights or design criteria which he did not seek thru his or her own action.</p>	29-3.3(c), Clarion response	<p>As a practical matter, "hostile" designations of individual properties generally become apparent during the designation process and many Preservation Commissions are reluctant to designate districts in those circumstances.</p>	N	<p>To reduce the risk of "hostile" designations of small areas to prevent redevelopment of individual properties, the standards could include a relatively small minimum size requirement (e.g. 1 acre), or a requirement that designations below that size require a 90% or 100% vote of the included property owners. The current process to designate individual landmark properties is being retained.</p>
<p>on page 100 section (vii), the Historic Preservation Commission seems to be granted the power to nominate: "notable properties", "landmarks" and "historic districts". This status should only be allowed by property owner written request or acknowledgement, not conferred by a committee that has no stake in the property ownership.</p>	29-3.3(c)	<p>Final designation of a property or a district that would impose regulatory standards requires a public hearing before the Planning Commission and Council. As a practical matter, the HPC does not pursue such actions without coordinating with a property owner. The recognition of a "Most Notable Property" for non-regulatory purposes is part of the HPC's efforts to increase historic preservation awareness.</p>	N	<p>No change is proposed. Current process provides avenue for aggrieved property owners to appear at a public hearing.</p>
<p>Page 102, (5) Landmark and Historic District Designation Procedures paragraph (iii) requires minimum of 60 day written notice and certified mail to affected property owners to create a Historic Preservation overlay (HPO) district. This is good. However if an individual property owner does not want to have his/her property placed in such district, then what remedy does the individual property owner have?</p>	29-3.3(c)	<p>To establish such a district requires public hearings before the Planning Commission and Council. Aggrieved property owners can voice concerns for inclusion at those hearings. From a practical perspective the Commission and Council would likely not approve such a district without the aggrieved property owner being excluded. If such action were to render the district or designation non-functional it is likely that the district or designation would be dropped. There is no formal procedure for petitioning to Opt-Out of an HP-O - such action has been generally a property owner initiated process.</p>	N	<p>The response to the left explains why the HP-O's in place within the City are single-property owner parcels.</p>
<p>Page 103 paragraph (v): Reference is made to National Register of Historic Places when setting boundaries. Comment: request that criteria used by National Register of Historic Places be made available in the UDC document as an exhibit someplace.</p>	29-3.3(c)	<p>This information will be provided as an exhibit in the final document</p>	Y	

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
<p>Page 103-104: There are only (4) listed properties under "Designated Historic Districts and Landmarks". Is this list comprehensive and complete? If so fine. If there are others, then they should be noted right now in this document. If there are any "designated historic districts" as opposed to these listed "landmarks" only, then those historic districts should be noted right now in this document. This will curtail future discussion about whether a property or area holds historic significance or not.</p>	29-3.3(c)	<p>These are the only four Landmark structures and HP-O districts that have been recognized by the ordinance within the City of Columbia at this time. If additional Landmarks or HP-O districts are created the UDO would be amended to include the location information for them.</p>	Y	
<p>Page 104 paragraph 9 (ii): Comment: suggest changing the shown 40 days to 30 days or for "certificate of appropriateness" being granted thru inaction of Historic Preservation Commission.</p>	29-3.3(c)	<p>This provision is a carry-forward from the existing regulations.</p>	N	<p>While the recommended change would match current demolition permit review time limits, the needs for advertising hearings and other factors may play into this language. No alternative language is proposed. Modification of such provisions should be addressed directly by the Historic Preservation Commission and presented to the Planning Commission to consider as part of more comprehensive amendments.</p>
<p>Page 106 paragraph 11 section (iii): Language here obligates a "realtor" in addition to a property owner to advise of a property being within a HP-O district. Comment: this should be limited to property owner, not also involve "realtor". Also the term Realtor should be changed to an authorized or designated agent of owner (which is not necessarily a "realtor"). For instance an authorized or designated agent would have the authority to execute documents for a property owner that a "Realtor" would not.</p>	29-3.3(c), Clarion response	<p>This is a carryover from the current Code. The requested change is not objectionable, but believe the City Counselor's Office should make the decision based on its interpretation of Missouri law. The word "realtor" will be replaced by "real estate agent" since the former is a registered trademark.</p>	N	<p>Will evaluate the impact based on Missouri Law.</p>

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Page 108 paragraph 15 review: Certain time limits are described for historic districts of 10 year and 5 year minimums. Comment: Please offer rational for these time periods, does there need to be any defined time limit?	29-3.3 (c)	The dates provide opportunity to review if the non-landmark designated buildings should be considered for landmark status or if landmark buildings should be removed from the district which may or may not result in the district no longer meeting the code requirements. Additionally, the dates permit review of the district or its surrounding area to determine if it has undergone changes that may warrant a boundary adjustment. This provision was likely part of the model enabling legislation for historic preservation ordinances and was added to the City's when it was created.	Y	No changes are proposed. The dates provide opportunity to have landmark status reviewed and district boundaries adjusted.
Page 121: One family and two family uses are no long permitted in M-C (formerly C-3) districts. Will this impact a project like Patriot Place on Business Loop 70 E? Or is this considered another use as defined on page 122?	29-3.2 (Table 29-3.1), 29-3.3	No. The Patriot Place project is considered multi-family development which is permitted with the M-C district. Additional use-specific standards would have been applied to the development if the UDO were in place at the time of its permitting.	Y	It is possible that this use could be considered in M-BP; however, to maintain the integrity of the district as an "Office Park" it may be better to consider this use in the M-C (provided there is not outside storage of debris) and the IG without limitation. Placement in M-C would acknowledge the "office/dispatch" functions of such uses but restrict the more intense aspects such as material storage to the IG district.
Page 126: Tree or landscaping service requires I-G zoning as shown. Comment: suggest allowing it in M-BP as well, even if as a "conditional use"	29-3.2 (Table 29-3.1)	Staff will review recommended change. Concern is that such operations require significant storage as well as generate significant noise if "grinding" operations are part of the facility. The M-BP is intended to be an "Office Park" setting.	N	It is possible that this use could be considered in M-BP; however, to maintain the integrity of the district as an "Office Park" it may be better to consider this use in the M-C (provided there is not outside storage of debris) and the IG without limitation. Placement in M-C would acknowledge the "office/dispatch" functions of such uses but restrict the more intense aspects such as material storage to the IG district.
Page 126: Light vehicle sales, service, rentals are not permitted in M-BT. Comment: We suggest they be allowed or at least as "conditional" use. Car washes are a permitted use; truck terminal is permitted use.	29-1.13, 29-3.2 (Table 29-3.1)	Staff will review recommended change.	N	Requested inclusion appears reasonable.
Page 128: Footnote 449 the word "plumbing" is misspelled. Add letter "b". This is a spelling comment only.	29-3.2 (Footnote 449)	Corrected	Y	

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Page 137: Family day care center paragraph E reads "no advertising sign or identification sign shall be placed on the premises" ... why? Seems a sign would be helpful to those trying to locate such a facility.	29-4.3(j)	This standard applies to non-commercial day cares that are generally operated out of an existing home as a "home occupation". The idea is to not draw significant attention to the use.	N	It is possible that this standard may be relaxed to permit similar signage to any other "home occupation" provided such sign is attached to the principal structure. No freestanding signage would be allowed. A family day care operated in the R-MF district is not held to the same occupancy or signage limitations - these locations are permitted to have "commercially" operated day care centers. Signage for R-MF daycares are governed by the Sign Code.
Page 161: Temporary Real Estate Sales/Leasing Office: description ends with word "board". Suggest that be expanded to read "Board of Adjustment" (if that is what is meant by term "board").	29-3.3(oo)	Corrected. Board of Adjustment was added	Y	
Is 300 feet the minimum and 750 feet the maximum on cul-de-sacs?	29-4.3(c)	300-feet is the general maximum for development; however, if site specific features required longer culdesacs they would be permitted upto 750 feet without a design modification, but would need to be justified by evidence. Over 750-feet requires a design modification approved by the Planning Commission and then by Council.	Y	
In situations that give the director authority to make decisions, is there an appeal process for those decisions?	29-4.4, 29-4.9, 29-5	Yes. The appeal process for zoning matters is the Board of Adjustment, development matters is the Planning Commission and City Council.	Y	
First floor transparency is a minimum of 20% (could be more) when it is office, food, or retail - is every level above that required to have 20%?	29-4.2(d)(2), 29-4.8(c)(2)	No. The 20% is considered the aggregate total of the entire façade	Y	
Is the 20% transparency the aggregate of the total floors?	29-4.2(d)(2), 29-4.8(c)(2)	The 20% is in the aggregate for the total façade eventhough the MD-T standards only reference the Ground Story. One-half of the transparency needs to be located 4 feet about grade.	Y	

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Loading and delivery areas that are located in the rear of a building - how will car dealerships be handled?	29-4.8(c)	Practically speaking car dealerships use the public right of way. Loading and delivery areas for other uses will need to be accommodated to the rear of structures. The UDO does not address alternatives and is silent on the issue of roll-up doors on the fronts of buildings that are used for business patrons (i.e. auto repair facility bay doors, package pick-up for lumber stores, etc).	N	Given the concerns expressed about potentially increasing conflicts and greater impervious surface creation with rear only facilities, options to consider a loading dock need to be explored.
Will maximum light pole height be 25 feet in any type of zoning?	29-4.7, 29-4.9	This is maximum light pole height. A 3-foot base is permitted; therefore, total light pole height will be 28-feet. This is the same as the current 2006 lighting ordinance provisions.	Y	
Outer parameter light poles would restricted to a 20 foot height?	29-4.7, 29-4.9	Yes, only within 50-feet of a side or rear lot line on R-MF lots not containing a single-family or two-family dwelling and all other lots in any zoning district that is not R-1 or R-2 sharing a side or rear lot line with an R-1 or R-2 district.	Y	
Restrictions on what can be placed in sideyard areas between dissimilar uses (i.e. parking lots, mechanical equipment, etc)	29-4.1(c), 29-4.9(e)	The UDO restricts buildings; however, has exceptions that will allow encroachments. There is no provision that addresses mechanical equipment location.	N	Provision may need to be created that will restrict certain features within side yards between higher (R-MF and greater) and R-1 or R-2 zoning districts or single-family or two-family dwellings.
Four-sided building designs to be neighborhood friendly on all four sides	29-3.3 (d), 29-4.8 (c)	The UDO includes use-specific standards for multi-family buildings and design standards for all other types of buildings (except industrial) outside the M-DT. These provisions require building wall articulation, variation in roof shapes, differentiation of entries, and transparency. Limits on the length of a building facade that may go untreated are specified. The provisions for multi-family make reference to "four-sided" design being a requirement when a structure is visible from public or private streets - there is no reference to visibility from alleys. The "four-sided" design further is not reference in the design standards for all other building types.	N	While the provisions in the UDO advance the concept of creating better looking buildings modifications are needed to clarify under what circumstances all sides of a building are to be treated. Additionally, consistency between multi-family requirements and those applicable to other uses is necessary.

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Sidewalk master plan and how money gets put aside to pay for the sidewalks on arterials and collectors	29-4.3(d)	A sidewalk master plan exists and is being added to the City's GIS layers to assist in capital project budgeting and potential CDBG grant applications. Development of policies to assist in obtaining revenues to construct sidewalks in select locations will need to be further investigated. Both issues raised outside the scope of the UDO.	N	Updating of the existing sidewalk master plan, refining the sidewalk variance process, and developing polices for revenue generation to assist in building sidewalks are on-goning activities. The current "Fee in lieu" process assocaited with sidewalk variances may need to be revised to allow revenue collected to be used on broader community wide sidewalk projects that are identified within the sidewalk master plan as "priorities".
Is there anything in the UDC that allows for the development of tiny houses?	29-1.13, 29-3.3, 29-4.1	Not directly. The ability to create "Cottage" lots and ADU's is the closest that the UDO comes to addressing this new form of housing. The UDO does not carry forward the minmum floor area requirements that current Chapter 29 contains. Minimum floor area for a dwelling will be governed by the Building Code based on occupancy.	N	No change is proposed. The PD process will exist to permit single-family style small house developments that are brought forward. Given the unique nature of these developments additional site plan review will be neccessary. It is possible that standards similar to the "Cottage" designation could be created for "tiny house" developments.
The UDO includes provisions for rural cluster design - is there potential to create an area that might be termed "urban cluster design" that would be applicable, perhaps within a cottage or tiny house district?	29-4.1(b)(3)	The UDO does not make such a distinction. The "rural cluster" provisions where created as an incentive to promote environmental protection of sensitive features. Creating "by-right" provisions for "urban clusters" to accommodate a different type of housing on smaller lots without some added community-wide benefit may be precieved as perferred treatment to this class of housing.	N	No change is proposed. Additional evaluation of other codes that permit "tiny" houses is necesasry to determine what issues may arise if such provisions were created and implemented in Columbia. The reduction of lot sizes is one aspect of accomodating this type of housing; however, other issues such as providing public services and subdivision standards are impacted as well. It may be better to consider creating an additional use type and then developing "use-specific" standards that address how such environments are permitted.
Stormwater mitigation for R-2 and R-3 redevelopments - are there provisions in the UDO for this?	29-4.3(g)(2), 29-4.6	The current stormwater regulations govern when stromwater facilties will be requiried. Parcels under 1 acre are generally exempt.	N	No change is proposed. In UC-O zones, stormwater compliance for redevelopment projects under 1 acre can be called out as additional overlay provisions. If citywide stromwater compliance is the objective for redevelopment under 1 acre it may be appropriate to create provisions the are graduated based on the site specific % increase in impervious area from what was previously on the site.
Climax tree and forest areas should attempt to lump as many of those 25 percent areas together so that they are contiguous across lots as well.	29.4.5(g), 29-4.6(b)	The UDO does not specifcally address this issues; however, as preservation plans are prepared such oppourtunities may exist.	N	No change is proposed. The identification of contiguous areas will only become readily apparent once multiple contiguous properties are submitted for redevelopment.

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Four-sided development/four-sided design - wall and roof articulation should be on all sides of large multi-family development not just on the street side.	29-3.3(d), 29-4.8(c)(1), 29-4.8(c)(3), 29-4.8(c)(4)	The UDO addresses only facades visible from public or private streets. It does not address if visible from an alley or how treat facades adjacent to non-similar development that is not visible from a street.	N	While the provisions in the UDO advance the concept of creating better looking buildings modifications are needed to clarify under what circumstances all sides and roof lines of a building are to be treated.
Local examples of the dimensional and design standards would be helpful.	N/A	Staff will attempt to identify examples of the neighborhood transitions that are locally based. Such examples will be provided as part of the final draft.	N	Staff will need to identify potential local properties that can be used as examples.
Conditions for a single contiguous tract of climax forest - managable on large tracts, but sometimes needs to be spread out around the tract.	29-4.6(b)	The goal of creating contiguous tracts for preservation is to ensure survivability of the forested areas. The UDO presently does not propose allow "by-right" an means to break the required climax forest into smaller segments.	N	Provisions to permit the distribution of climax forested parcels throughout a development site have been discussed and may be reasonable if such preserved areas meet a minmum square foot or % of preservation area minimum threshold. Further review of the criteria and revision of the "single-parcel" standards is recommended.
Loading dock locations - consider possibly on the sides of buildings as means of reducing required turning radius and impervious surface areas.	29-4.8(c)(6)	UDO provisions permit only loading docks to the rear of a building.	N	Staff is not adverse to considering the recommended change. Provisions/conditions will need to be developed for situations in which such alternative location is permitted. Such approval may be at the discretion of the Community Development Director when evidence is shown that such alternative location is superior to that required by the general provisions by illustration of reduced adjacent property conflicts and reductions in impervious surfaces.
Screening and buffering (Section 29-4.9(e) - does this apply to lots that abut a zoned residential district or lots that abut a lot that has residential uses?	29-4.5(e), 29-4.9(e)	The screening standard would apply when the more intense use is abutting a lot containing a single or two-family use.	Y	
Does the location of a residential use on a commercially zoned property change the applicability of the screening and buffering requirments of Sec. 29-4.9, item e?	29-4.5(e), 29-4.9(e)	No. The screening provisions of 29-4.9 apply to all R-MF lots not developed with single or two-family dwellings and all other lots within any zoning district other than R-1 or R-2 that share a rear or side property line with another R-1 or R-2 zoned lot. The UDO provisions do not differntiate between uses except in the R-MF district.	N	No change is proposed; however, staff understands the concern that a residentially developed lot within a predominately commercial or office area could require screening and separation. It should be noted that single and two family dwellings are not permitted in M-C under the new UDO. The basic concept of the UDO provision is to buffer the less intense use.

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
How are we going to incorporate the work of the parking task force into the UDO?	N/A	Recommendations of the Parking Task Force will be "margin-noted" like all other changes to the UDO. These recommendations will be discussed as part of the public hearing process with a Planning Commission recommendation being provided to City Council. Council will have final authority to accept or reject recommendation of the Task Force or the Commission.	Y	
Land analysis map and its relationship to the Comprehensive Plan - unclear and undefined standards. Reference to Comprehensive Plan should be removed and rely on specific language already provided to defined/available items.	29-4.3(b)	The references to the Comprehensive Plan are to provide a basis to guide decision makers as to what additional information may be needed on such maps. The broad goals and objectives contained within the Comprehensive Plan are often not shown on maps that are produced by other agencies.	N	No change in the text is proposed. The current language provides staff and the Commission the ability to look to the Plan's goals and objective and request additional information, if available, from applicants. Concerns expressed with the completeness of the map and its timing with development proposals is not seen as an issue since the Analysis Map is a required component of the "Concept Review" stage of development.
Median front yard setback - continue to require it be calculated by using the entire block on the same side of the street as the way to determine the setback of a new development or a redevelopment.	29-4.1(b)(1)	The UDO has simplified the calculation of median setback by using the adjoining properties setbacks. This process reduces the large variations in setbacks along street frontages and potentially will, overtime, unify the street frontage at a consistent building front location.	N	No change is proposed. The issue of median front setbacks is mostly limited to the UC-O zones and can be address through provisions contained within those specific overlays.
Land analysis map requires that two types of sensitive areas be shown - those areas on the Comprehensive Future Land Use map and all other areas known to be sensitive. How does one determine the "other sensitive" areas if they are not mapped?	29-4.3(b)	The Comprehensive Plan's Future Land Use Map identified all known sensitive features based upon review of general public records and use of the City's Natural Resource Inventory. Inclusion of the statement "and other known areas to be sensitive" is a subjective statement intended to capture what unique knowledge a design professional, property owner, or other interested party may have relating to the subject site and it potential sensitive feature (i.e. burial grounds, endangered species, wildlife habitat).	N	No change in text is proposed. Evaluation of the site and reliance on the knowledge of those engaged with the site's proposed development will guide identification and mapping of those "other areas known to be sensitive". While not fool-proof there is no known way to have all features of a site depicted on a single map or addressed conclusively with the regulations.

Question/Issue	Related Code Section	Issue Answer	Issue Resolved	Issue Resolution Comment
Create a higher degree of predictability and certainty relating to the expectation of the Land analysis map so property owners can understand what they can do with their property. Current process uses vague, nebulous terms, it creates a lot of uncertainty.	29-4.3(b)	The purpose of the map is to require a basic evaluation of a development site and its natural/sensitive features prior to a "concept review" and formal development plan design. The concept review process provides an opportunity for staff to overview the development limitations and remove the ambiguity of what can or cannot be supported on a development site. While a complete Analysis Map is the ultimate goal at a concept review meeting it is understood that certain features may not be identified. Ensuring that all such features are taken into account is one of the purposes of the meeting.	N	Staff will review the text of the Analysis Map provisions and provide greater clarity, where possible. The impacts of identifying such areas on a development site and what opportunities exist for a developer to work around them are explained within 29-4.3(c)
The more ambiguous the language regarding subdivisions is within the UDO, the less the procedure functions as a ministerial action and it becomes more of a discretionary action	29-4.3(b)	Language that does not specifically state expected outcome should be clarified to remove subjectivity. Such actions will ensure that the ministerial nature of the regulations can be maintained.	N	Staff will review the language to reduce ambiguities
Tree preservation easement - will it allow any development; it is not a defined term.	29-1.13, 29-4.6(b)(2)	The easement will not allow development. It is intended to be for forest preservation. The term will need to be defined and such definition will clarify that such areas are not for development.	N	Staff will prepare a definition for the "tree preservation easement" and provide it in the final UDO document
The Comprehensive Plan Future Land Use Map and the sensitive overlay area - is every square inch of that identified property a sensitive area?	29-4.3(b)(1)(ii)(f)	No. The areas identified were broad categorizations. Individual site analysis by a design professional will be required to narrow down the site specific locations of those identified features.	Y	
Is the 300 foot cul-de-sac length the default?	29-4.3c(3)(f)	300-feet is the general maximum for development; however, if site specific features required longer culdesacs they would be permitted up to 750 feet without a design modification, but would need to be justified by evidence	Y	
Tree clearing prior to annexation and the five year delay in permitting - is there a look-back period?	29-4.6(b)	The UDO does not currently include provisions for this.	N	Staff will need to develop "look-back" standards.