



MEMO

Date: August 5, 2015
To: Town Board
From: Jason Burdette, Planning Director
Re: Planning Ordinance Update, Summary of Changes

REQUEST

Text amendment to Section 6 of the Davidson Planning Ordinance (Subdivision & Infrastructure Standards).

SUMMARY OF PETITION & PROPOSED CHANGES

This text amendment proposes to:

1. Create a new sub-section within Section 6 Subdivision & Infrastructure Standards. The new sub-section will be entitled Section 6.13 Street & Greenway Acceptance Requirements.
2. The specific text shall read:

SECTION 6.13 STREET & GREENWAY ACCEPTANCE REQUIREMENTS

Before streets or greenways will be accepted for maintenance by the Town of Davidson, the following conditions must be met:

- A. At least 75% of the buildings fronting a street are occupied.*
- B. The developer must contact the Town by letter requesting the Public Works Director, with a Mecklenburg County inspector, to inspect the condition of the streets and greenways.*
- C. If the street or greenway meets Town standards, a one-year waiting period will commence. The Town or its designated agent will release the performance bond at that time only if a roadway maintenance bond is posted.*
- D. If the street or greenway does not meet standards, the developer must perform repairs which bring them up to standards. Upon completion of repairs, the developer must request another inspection of the street or greenway; if repairs are satisfactory, the one-year waiting period begins.*
- E. After the one-year waiting period has expired, the Public Works Director and a Mecklenburg County inspector will inspect the street or greenway. If standards are still met, the 1" final*

overlay will be applied and the Town will accept the street and notify the developer that the street has been accepted for maintenance purposes. If substandard conditions exist, repairs must be performed.

PLANNING STAFF REVIEW

The current Planning Ordinance does not contain a section concerning the requirements of street and greenway conveyance. The proposed change will address this issue by providing a clear process and standards to govern these circumstances.

PLANNING BOARD RECOMMENDATION

Vote: 8-0

Description of Action: The Planning Board voted in favor of the proposed text changes, finding the changes consistent with the Comprehensive Plan and Davidson Planning Ordinance.

STAFF RECOMMENDATION

Staff recommends approving this text amendment. The text amendment is consistent with the *Davidson Comprehensive Plan* in the following ways:

1. Establishing Agreements to Construct Road & Greenway Facilities: *The Town of Davidson relies on development to build new road and greenway connections (26).*
2. Creating a Variety of Facilities: *Local Mobility: Quality of life for residents and business owners is significantly impacted by access to local greenways, sidewalks, bikeways, and neighborhood street connectivity. Multimodal facilities and good connectivity must remain high priorities for future construction (26).*
3. Ensuring Appropriate Standards are Met: *The town should ensure that proper bike and pedestrian facility design is considered during any resurfacing, restriping, or road repair projects (51).*

Moreover, the text amendment is consistent with the *Planning Ordinance*: The amendment carries forth the language and standards utilized in previously adopted ordinances, providing consistency and clearly establishing standards for conveyance.