



MEMO

Date: August 9, 2022
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: **An Ordinance to Amend the Davidson Planning Ordinance (DPO) to Clarify How Traffic Calming Contributions Received Shall Be Spent**

1. TEXT AMENDMENTS

TEXT CHANGES – PROPOSED AMENDMENTS

The following is a list of the proposed text changes to the Town of Davidson Planning Ordinance (DPO). The listed changes are being undertaken to clarify where traffic calming contributions received should be spent. Currently, development projects that do not meet the stated DPO thresholds for TIA (Transportation Impact Analysis) have the option to make a contribution to the implementation of the Connectivity and Traffic Calming Plan (2003) in lieu of full TIA analysis. This plan was included in the development of the Davidson Mobility Plan (2019) and should no longer be referenced in the DPO. Additionally, the Board of Commissioners has more recently supported the inclusion of Vision Zero efforts into town policies.

PROPOSED TEXT CHANGES

PAGE	SECTION	TITLE	ISSUE	PROPOSED ACTION								
SECTION 15 – VIOLATIONS AND PENALTIES												
6-27	6.10.1.C	ALTERNATIVES TO TIA	This section states that contributions received shall be used towards the implementation of the Connectivity and Traffic Calming Plan (2003).	Remove the reference to the dated plan. Update with Mobility Plan and Vision Zero references.								
<p>TEXT CHANGES</p>			<p>Revised Text:</p> <p>If the proposed development schematic design produces between one and 50 lots and/ or between one and 50 dwelling units, and/or a new commercial structure of less than 10,000 square feet, the developer shall choose one of the following:</p> <ol style="list-style-type: none"> 1. A Transportation Impact Analysis as described in this section; or 2. A contribution to the implementation of the Connectivity and Traffic Calming Plan Davidson Mobility Plan and/or the town's Vision Zero efforts. The contribution will directly correlate with the number of proposed units/ lots/square footage/daily trips. All developments will pay the same price for dwelling units in each range. <ol style="list-style-type: none"> A. For example, if a development is 21 units, then you would pay \$500 for 20 units and \$400 for the next 1 unit making the total contribution \$10,400 for a 21-unit development. <table border="1" data-bbox="925 1228 1250 1438" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Dwelling Units (du)</th> <th style="text-align: center;">Fee</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">< 20 du</td> <td style="text-align: center;">\$ 500</td> </tr> <tr style="background-color: #e0e0e0;"> <td style="text-align: center;">21 - 40 du</td> <td style="text-align: center;">\$ 400</td> </tr> <tr> <td style="text-align: center;">41 - 50 du</td> <td style="text-align: center;">\$300</td> </tr> </tbody> </table> <p>New commercial developments less than 10,000 square feet and/or expansions of existing structures shall pay \$1 per additional/new conditioned square footage towards the implementation of the Connectivity and Traffic Calming Plan Davidson Mobility Plan and/or the town's Vision Zero efforts.</p>	Dwelling Units (du)	Fee	< 20 du	\$ 500	21 - 40 du	\$ 400	41 - 50 du	\$300	
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2. PUBLIC PLANS AND POLICIES

The proposed text changes are consistent with the existing policy and ordinance frameworks adopted by the town. All changes relate to compliance to implementation of the Mobility Plan and/or the town's Vision Zero efforts.

All proposed changes meet the requirements set forth in Davidson Planning Ordinance 1.5.1 Implementation of Adopted Plans & Policies: "Any amendments to, or actions pursuant to, this ordinance should be consistent with these adopted plans and policies, as amended."

3. PUBLIC HEARING

Per DPO Section 14, a public hearing is required for any amendments to the DPO. The Planning Board is also required to make a formal recommendation prior to action by the Board of Commissioners. The public hearing is set for August 9, 2022 and has been advertised according to DPO and NCGS 160D requirements.

4. STAFF RECOMMENDATION

Staff supports moving the text amendments forward, but will withhold a formal recommendation until after the public hearing.

5. NEXT STEPS

1. Planning Board Recommendation (tentative Aug. 29, 2022)
2. Board of Commissioners Action (tentative Sept. 13, 2022)

6. ATTACHMENTS

N/A

DRAFT