

UDO-CC20

Request

Staff proposes this text amendment to require that the first/
bottom layer of asphalt in subdivision streets be installed prior to
the acceptance of financial surety for the remaining infrastructure
and final plat recordation

UDO-CC20

Background

- Amendment was requested by City Engineering staff to clarify the street construction requirements which must be met prior to the signing of a final plat (which permits lot conveyance)
- It codifies existing City policy to reduce potential developer confusion

UDO-CC20

Summary

- This requirement has been the City's policy for several years and is well understood by local developers
- There has been confusion among developers based in other markets thinking that final subdivision plats could be recorded with only a stone base installed over water, sewer, and storm lines within streets
- This amendment was presented to the Quarterly Development Forum in September, with no issues or concerns expressed; further, we emailed a copy of UDO-CC20 to the same group asking if there were concerns and received no comments

UDO-CC20

Recommendation

A public hearing was held by the Planning Board on December 8, 2022, and there was no opposition. Following the public hearing, the Planning Board voted unanimously to recommend approval of the request.