

Public Improvement Standards (PI)

5.69 PI-01: Public Improvement Standards

This Public Improvement Standards section applies to the following zoning districts:



The intent of the Public Improvement Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by ensuring public facilities are adequate to serve development. The following standards apply:

- A. **Project Applicability:** Public improvements consistent with the requirements of the Unified Development Ordinance shall be required when one (1) of the following conditions is met:
 - 1. *New Primary Structure:* An Improvement Location Permit for a new primary structure is obtained.
 - 2. *Addition to Primary Structure:* An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.
- B. **Adequate Public Facilities:** Development is permitted only if public streets, public sidewalks, drainage facilities, and public utilities are adequate to serve the proposed development.
 - 1. *Public Streets:*
 - a. The Technical Review Committee or the Plan Commission may require a traffic and street impact study to determine a proposed development's impact on public streets. If required, the City of Richmond shall conduct or procure services for a traffic and street impact study at the expense of the developer.
 - b. Based on the results of the study, the Technical Review Committee or the Plan Commission shall make a determination as to whether the public street(s) will sufficiently accommodate the increased traffic generated by the development.
 - i. If the public street(s) is (are) determined to be insufficient, the Plan Commission may deny the development; or
 - ii. The Plan Commission may approve the development with mitigating conditions. The Technical Review Committee or the Plan Commission may recommend off-site improvements such as acceleration lanes, deceleration lanes, passing blisters, wider shoulders or approaches, frontage streets, shared driveways or other improvements that will provide sufficient facilities for the increased traffic from the proposed development.
 - 2. *Public Sidewalks:* Public sidewalks shall be required along the edge of the right-of-way, except when the Zoning Administrator determines the development is agricultural in nature or the nearest existing public sidewalk or trail is greater than 500 feet from the subject site. Any required public sidewalks shall closely align with the existing sidewalks and meet or exceed the City of Richmond's Construction Standards.
 - 3. *Drainage Facilities:*
 - a. Storm drainage collection, detention, and retention facilities shall have sufficient capacity to serve the development.
 - b. If existing storm drainage facilities are not sufficient to serve the development, the Plan Commission may deny the development or approve the development with mitigating conditions. The Plan Commission, Technical Review Committee, City Engineer, MS4 Coordinator, or County Surveyor may recommend off-site improvements that will provide sufficient facilities for the increased runoff from the proposed development.

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4. *Public Utilities:*
 - a. **Cross Reference:** Requirements for when connection to municipal sanitary sewer and water systems are in *Section 5.72: Sewer and Water Standards*.
 - b. **Sanitary Sewer:** The sanitary sewer collection system and wastewater treatment facility shall have sufficient capacity to serve the development. If the existing sanitary sewer collection system or wastewater treatment facility does not have sufficient capacity to serve the development, the Plan commission may deny the development or approve the development with mitigating conditions. The Plan Commission, Technical Review Committee, or appropriate utility representative may recommend off-site improvements that will provide sufficient facilities for the increased demand in service from the proposed development.
 - c. **Water:** The public water supply and distribution system shall have sufficient capacity to serve the development. If the public water supply and distribution system does not have sufficient capacity to serve the development, improvements that will provide sufficient facilities for the increased demand in service from the proposed development shall be required prior to approval of the development. The Plan Commission, Technical Review Committee, or appropriate utility representative may recommend improvements.
- C. **Guarantees:** When mitigating conditions are required, the developer may be required to post performance and maintenance guarantees for such improvements.