



ATTACHMENT 9:

BICYCLE AND PEDESTRIAN ADVISORY COMMISSION (BPAC) COMMENTS AND RESPONSE

The Durham Bicycle and Pedestrian Advisory Commission (BPAC) has reviewed the project and believes the project would better serve the needs of the community and the goals of the Durham Comprehensive Plan if the following items are included:

1. For conformance with the Durham Comprehensive Plan Policy 8.1.4I (County Sidewalks and Pedestrian Infrastructure), BPAC recommends the applicant proffer the construction of a sidewalk along the full frontage of the site along US 501 and Bill Poole Road. In addition, UDO Section 4.3.4 states that “development in the CG District should provide safe pedestrian access to adjacent residential areas.”
2. For conformance with Durham Comprehensive Plan Policy 8.1.4.d (Development Review and Adopted Regional Bicycle Plans), BPAC recommends the applicant proffer the construction of an additional 5 feet of asphalt for the full frontage of the site along US 501 and Bill Poole Road. The additional asphalt widening will provide a shoulder for future bicycle use. The need for a 5-foot shoulder in this location is documented in the adopted DCHC MPO Comprehensive Transportation Plan.
3. BPAC strongly recommends that a development plan be provided as part of the rezoning request. Without a development plan, BPAC is not able to assess whether the proposed development conforms with the applicable bicycle and pedestrian provisions in the adopted Durham Comprehensive Plan and is not able to request text commitments related to the goals of Vision Zero Durham.

Planning Staff comment: Durham Comprehensive Plan policy 8.1.4I is not applicable because the plan identified in this policy has not been prepared. The Unified Development Ordinance does not require sidewalks in the Rural Tier. Development Plan rezoning submittals are voluntary. During site plan review, compliance with adopted transportation, bicycle, and pedestrian plans and policies will be evaluated in greater detail and applicants will be required to comply with any applicable provisions. The applicant has revised their application from a straight rezoning to a rezoning with a text-only development plan to specify, limit, and/or prohibit uses. The ordinance does not currently allow text-only development plans to include proffers beyond those related to use.