



Street Light Waiver Criteria

Proposed Public Facilities Manual Amendment

Land Use Policy Committee
January 30, 2024

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Land Development Services

Board Input Requested

For the Committee's consideration:

Proposed additional criteria for the review of waivers of the requirement to install street lights required for site and subdivision plans



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Background

- Current PFM: street lights are required for site and subdivision plans
 - Generally, required along existing and proposed Right of Way and intersections
 - Only at intersections when along Virginia Byways and larger lot subdivisions
- Streetlights required “unless waived by the Director”
 - Waiver requests vary greatly
 - Applicants place different values on specific criteria
- Proposed criteria for the Director to consider when reviewing requests
 - Does not change standard
 - Supports objective and transparent decision-making



Proposed Amendment

Proposed PFM Amendment to add specific criteria

- Waiver request must be submitted by certified design professional
- Director to evaluate:
 - Existing conditions and constraints
 - Intersection and street classification and design
 - Pedestrian activity and adjacent uses
 - Collision and crime data, and
 - Environmental considerations, such as tree clearing
- At least one street light at each intersection will be required



Outreach and Timing

- Staff outreach
 - Engineering Standards Review Committee (recommended approval)
 - Industry (ESI, NVBIA)
 - Virtual Open House (Pending)
- Timing
 - Authorization - late spring
 - Public hearings - summer



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Questions



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Board Input Requested

Proposed amendment to the PFM to add criteria to the existing provision regarding waiving the requirement to install street lights required for site and subdivision plans?

