

## **7.4 DEDICATION OF ROW**

When a street or highway corridor identified in *Advance Apex: The 2045 Transportation Plan* established and adopted pursuant to NCGS 136-66.2, is located on or immediately adjacent to land subject to subdivision, site plan, or other development plan, the landowner shall dedicate the right-of-way for the street or highway to the Town if:

### **7.4.1 Reasonable Relationship**

There is a reasonable relationship between the proposed street or highway right-of-way requested to be dedicated and the traffic that will be generated by the proposed development when any mitigation provided for by Town ordinance is taken into consideration.

### **7.4.2 No Deprivation of Land**

The dedication of right-of-way is not greater than 35% of the original tract of land.

### **7.4.3 Density Credit Transfer**

The right-of-way dedication is mitigated by the transfer of density credits attributable to the dedicated right-of-way to the same parcel or contiguous land owned by the applicant.