

ROCHESTER LAND DEVELOPMENT MANUAL – TRAFFIC IMPACT STUDY DETERMINATION

A Traffic Impact Study (TIS) may be required as part of the review process for development in the City of Rochester. A TIS may be required pursuant to Section 61.520 of the Rochester Land Development Manual or, for projects fronting or taking access on a roadway under the jurisdiction of Olmsted County, under Section 7.04 of the Olmsted County Access Management Ordinance. No application for development will be accepted without an appropriate TIS unless the development is determined to be exempt from TIS requirements or a waiver has been issued by the City or County Engineer. Applications other than zoning certificates or grading permits shall be accompanied by this form evidencing that TIS requirements have been discussed with the appropriate road authority and a determination made as to whether a TIS is required.

I. Traffic Impact Study Determination

A TIS may be required under the ordinance for various types of applications when certain thresholds are met. Use the following table as a guide to determine if any applicable ordinance thresholds apply.

Type of Study	Rezoning Traffic Analysis	Traffic Impact Report	Traffic Design Analysis
<i>Applicability</i>	<ul style="list-style-type: none"> • Land Use Plan Amendment • Rezoning 	<ul style="list-style-type: none"> • General Development Plan • Conditional Uses • Land Subdivisions • Site Development Plan 	<ul style="list-style-type: none"> • General Development Plans • Conditional Uses • Land Subdivisions • Site Development Plan
<p><i>Thresholds</i></p> <p><i>Check potential thresholds which will apply</i></p> <p><i>Applicant may identify or staff may be requested to identify prior to application</i></p>	<p>Proposed development will:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Generate 100 or more directional peak hour trips than most intensive use under existing zoning <input type="checkbox"/> Generate 1000 or more trips per day than most intensive use under existing zoning <input type="checkbox"/> take access to or within 500 feet of expressway <input type="checkbox"/> involve LUP amendment involving > 1 acre which would permit uses generating higher traffic <input type="checkbox"/> Involve rezoning to B-4, M-1 or M-2 > 3.5 acres <input type="checkbox"/> Involve rezoning to M-3 > 7 acres 	<p>Proposed development will:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Involve a land use with an average daily trip generation rate of 125 trips per acre or greater which will generate a minimum of 750 trips based on size of development <input type="checkbox"/> Concentrate 1500 or more daily trips through a single access point <input type="checkbox"/> Will utilize an at-grade access onto an existing or proposed freeway or expressway <input type="checkbox"/> Occur on property zoned B-4, M-1 or M-2 > 3.5 acres <input type="checkbox"/> Occur on property zoned M-3 > 7 acres 	<ul style="list-style-type: none"> <input type="checkbox"/> A TIR is not required for the development but potential design questions exist which need engineering evaluation <input type="checkbox"/> A Traffic Impact Study was done at an earlier stage of development approval process but a review should be conducted to update design information based on refined layout plans.

NAME / TITLE OF PROPOSED DEVELOPMENT : _____

DETERMINATION THAT TIS IS REQUIRED: *I have reviewed the proposed development application and determined that a TIS is required. The type of study required is (check appropriate box):*

- Rezoning Analysis
 Traffic Impact Report
 Design Analysis

EXEMPT FROM / WAIVER OF TIS: *I have reviewed the proposed development application and determined that a TIS is not required or can be waived. The Reason for this determination is (check appropriate box):*

- Below Threshold
 Previous Study
 Limited Impact
 Exempt Development

Signature / City Engineer

Signature (if applicable) / County Public Works Director

CONTINUE TO PAGE 2 FOR A CHECKLIST ON TIS STUDY REQUIREMENTS

TIS STUDY REQUIREMENTS CHECKLIST

II. Scope of Traffic Impact Study

To determine the scope of the TIS a series of questions regarding parameters of the study need to be evaluated in consultation with staff. The parameters include:

- 1) *** For Traffic Design Analysis, determine project elements for which design analysis is requested. *For Rezoning Analysis or Traffic Impact Report, determine the following:**
- 2) **Study Area: Defined in consultation with Planning & Public Works Departments. General Rule is to study:**
 - Proposed access points & adjacent intersections
 - Road segments or intersections within ½ mile of site where site generated traffic will be 5% or more of existing peak hour traffic
- 3) **Traffic Periods / Design Hours to Study**
 - AM Peak Hour Mid-Day Peak Hour
 - PM Peak Hour Saturday Peak hour
- 4) **Will project phases be studied separately?**
- 5) **Scenarios / Horizon Year**
 - Year After Opening 10 Years After
 - Regional Plan Horizon Other _____
- 6) **Specific Issues to be Addressed**
 - Level of service Access Location/Number
 - Road Capacity Residential Street Impact
 - Vehicle Queuing Traffic Flow / Progression
 - Vehicular Safety Internal Circulation
- 7) **Evaluation of other modes to include in study**
 - Pedestrian Access/Safety Transit Access
 - Bicycle Access/Safety Truck Traffic

III. Study Assumptions to be defined with City / County Staff

- 1) **Selection of Trip Generation categories to be used**
- 2) **Separate consideration of truck trip generation?**
- 3) **Trip Adjustment factors to apply (Pass-by, Diverted, Internal Capture, seasonal, TDM)**
- 4) **Background Traffic Growth factors to apply**
- 5) **Trip Distribution for Site Generated Traffic**
- 6) **Identification of safety hot spots to evaluate**
- 7) **Anticipated off-site street system changes**
- 8) **Confirm analysis software to be utilized**

IV. Information to be included in TIS Report

- 1) **Existing Area Conditions:**
 - Current land use on site and adjacent area
 - Existing Street Characteristics and access locations in study area
- 2) **Existing Traffic Conditions**
 - Peak Hour count data at study locations (turning movement or segment flows)
 - Correction Factor (if applied)
 - ADT counts (if needed)
- 3) **Proposed Development**
 - Site Plan with access, parking, on-site circulation pattern and building locations
 - Summary of development intensity
 - Estimate of site-generated Daily/Peak traffic
 - Trip Generation Adjustments / Net new traffic
 - Other proposed development to account for
- 4) **Site Generated Traffic Patterns**
 - Trip Distribution patterns
 - Traffic Assignment / final projected turn movements and segment volumes (if req.)

V. Elements to be summarized in the Study Report

- 1) **Anticipated Impacts to Transportation facilities and services due to proposed development**
 - Impacts to intersection and road segments / capacity & operations analysis
 - Safety risks / vehicular, pedestrians, bicyclists
 - Inadequate transit access
- 2) **Mitigation measures recommended to address impacts**
 - Street and Intersection improvements
 - Intersection operation improvements
 - Access management strategies
 - On-site parking and circulation design measures
 - Improvements needed to accommodate safety of pedestrians and bicyclists
 - Improvements needed to accommodate transit patrons
 - Additional right of way needs
 - Phasing of Improvements
 - Anticipated Cost of Improvements

Information to be determined before start of TIS

Information to be included in TIS Report