

**SUMMARY OF THE REVISIONS TO THE  
TRAFFIC IMPACT ANALYSIS REGULATIONS  
PURSUANT TO 2011 GENERAL ASSEMBLY LEGISLATION**

**Overview**

The Traffic Impact Analysis (TIA) Regulations 24VAC30-155 set out the criteria for locality submissions of comprehensive plans and rezoning proposals to the Virginia Department of Transportation (VDOT) that may substantially affect the operation of state highways. The regulations implement §15.2-2222.1 of the Code, enacted by Chapter 527 of the 2006 Acts of Assembly.

VDOT reviews the comprehensive plan or the traffic analysis study for a rezoning and provides advisory comments to the locality about the impacts on the transportation system and recommended improvements to lessen or negate the impacts.

Chapter 870 of the 2011 Acts of Assembly directed VDOT to review and adopt appropriate revisions to the regulations. Multiple methods were used to collect public input on the regulations. A Land Development Advisory Committee was established with representatives from local governments, engineering companies, land development groups, and growth management organizations. The Committee discussed the existing regulations and issues of concern, reviewed the public comments, and recommended revisions to the regulations.

The changes were adopted by VDOT’s Commissioner on November 3 and become effective December 31, 2011.

<b>Revisions to Regulations</b>	<b>Reason for Revisions</b>
1. <u>Site Plans, Subdivision Plats</u> : The provisions in the regulations that applied to site plans, subdivision plats, and plans of development are deleted.	SB 1206, Chapter 647 of the 2011 Acts of Assembly, repealed the section in §15.2-2222.1 that required local submittal of these land development documents to VDOT for review.
2. <u>Local Traffic Impact Statement</u> : A rezoning applicant will be able to submit a traffic impact analysis study prepared according to locality requirements that are certified by VDOT as meeting acceptable standards of professional practice.	A developer will not have to prepare separate traffic impact studies according to locality requirements and according to VDOT requirements. Once certified by VDOT, the local study can serve both purposes.
3. <u>Rezoning Consistent with Comprehensive Plan</u> : The traffic impact analysis study criteria are reduced in scope for rezoning proposals in conformance with a comprehensive plan reviewed by VDOT under these regulations that included an evaluation of the traffic impacts anticipated based on the future land use map.	SB 1221, Chapter 888 of the 2011 Acts of Assembly, amended §15.2-2222.1 to require VDOT’s review of a rezoning proposal to be more limited in nature and scope if the rezoning is consistent with a locality’s comprehensive plan that has been reviewed pursuant to the regulations.

<b>Revisions to Regulations</b>	<b>Reason for Revisions</b>
<p>4. <u>Increased Threshold for Rezoning Submittals</u>: The trip generation threshold requiring the submittal of a rezoning to VDOT is increased from 100 peak hour trips for residential and 2,500 daily trips for other land uses to a new 5,000 vehicle trips per day threshold for all land uses. Trip generation threshold for residential developments on low volume roads increased from 200 VPD to 400 VPD.</p>	<p>The §15.2-2222.1 enabling legislation requires VDOT to review rezoning proposals that will substantially affect transportation on state highways. The submittal threshold has been raised to concentrate on larger developments of a more regional scale.</p>
<p>5. <u>Rezoning Submittal Not Required Based on Current Zoning</u>: A rezoning proposal is exempt from the regulations when it:</p> <ul style="list-style-type: none"> <li>• Involves no changes in the land uses allowed under the current zoning.</li> <li>• Results in lower trip generation than land uses allowed by right under the current zoning, except governmental uses.</li> </ul>	<p>The regulations should not apply to a rezoning proposal that will generate the same level of traffic, or less, than what could occur if the property was developed for uses allowed by right under the current zoning of the property.</p>
<p>6. <u>Deadline to Schedule a Scoping Meeting</u>: VDOT shall schedule a meeting with the locality and the developer to discuss the preparation of a traffic impact study on a proposed rezoning within 60 days of being contacted.</p>	<p>The deadline helps assure that the arrangements for a scoping meeting to discuss a rezoning proposal are handled in a timely manner.</p>
<p>7. <u>Requirement to Resubmit Rezoning Package</u>: VDOT shall provide the rezoning applicant the opportunity and time to make modifications to information submitted under the regulations before returning the package to the locality and requiring its formal resubmission.</p>	<p>The regulations will allow revisions to submittals to be accommodated in a manner so the implementation of the regulations does not unnecessarily extend the local development review process.</p>
<p>8. <u>Traffic Impact Analysis Methodology</u>: Certain criteria and standards are revised in the methodology specified in the regulations for preparing a traffic impact analysis study.</p>	<p>The methodology was evaluated based on three years of experience in its application as well as new concepts and best practices in traffic impact analysis.</p>

<b>Examples of Development Size by Vehicles Per Day Trip Generation</b>				
<b>Description</b>	<b>Code</b>	<b>E or R</b>	<b>W or S</b>	<b>Size/Units for 5000 VPD</b>
Light Industrial	110	Equation	Weekday	690,000 sq. ft.
Single Family, Detached	210	Equation	Weekday	555 du
		Equation	Saturday	520 du
Apartment	220	Equation	Weekday	820 du
		Equation	Saturday	670 du
Condo/Townhouse	230	Equation	Weekday	1060 du
Residential PUD	270	Equation	Weekday	650 du
Hotel	310	Equation	Saturday	560 rooms
High School	530	Rate	Weekday	2950 Students
Hospital	610	Rate	Weekday	425 Beds
General Office Building	710	Equation	Weekday	560,000 sq. ft.
Business Park	770	Equation	Weekday	400,000 sq. ft.
Home Improvement Superstore	862	Rate	Weekday	170,000 sq. ft.
Fast Food w/ Drive-Thru	934	Rate	Weekday	11,000 sq. ft.
		Rate	Saturday	7,000 sq. ft.
Gas Station w/ Conv. Mkt.	945	Rate	Weekday	32 pumps
Pharmacy w/o Drive-Thru	880	Rate	Weekday	56,000 sq. ft.
Source: <i>Trip Generation</i> by Microtrans, Version 6 software and <i>Trip Generation</i> , 7th edition, ITE.				