

# Rezoning Traffic Impact Analysis (RTIA)



# PURPOSE

*Assess the potential traffic impact of a change from a currently established zoning designation to a different zoning designation, and identifying deficient roadway conditions if the change in zoning district results in an increase in potential traffic over a certain threshold.*

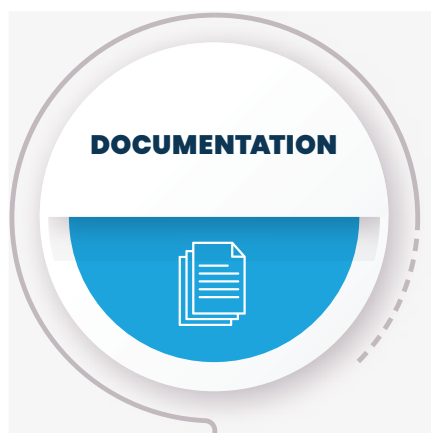
## SIMPLE STUDY LEVEL



- What is permitted under existing zoning?
- What is permitted under proposed zoning?



- Using the highest trip generating use, how many trips will existing zoning allow?
- How many trips will proposed zoning allow?



- What is the difference in trip generation -
  1. Do we have a decrease or no net increase?
  2. Do we have a *de minimus* impact of less than 10%?
- If YES to either, study is complete at this level
- If NO, a full study is required (see next page.)

### FULL/DETAILED STUDY LEVEL



- What is permitted under existing zoning?
- What is permitted under proposed zoning?



- Using the highest trip generating use, how many trips will existing zoning allow?
- How many trips will proposed zoning allow?
- The difference in trip generation is greater than 10% from the existing to proposed zoning classification.



- Review projected trip distribution - where will the cars go? What roads/directions?
- Classify your study area - where the vehicles will impact generally a 2 mile radius
- Establish Roadway Capacity - "grade" of roadway and how many trips it can handle before losing a grade
- Develop future roadway traffic - look at existing, vested (trips that are permitted but are not on the road yet), and your project's projected traffic



- Does rezoning analysis cause traffic to exceed roadway capacity?
  - If NO, study is complete - finding of no net increase.
  - If YES, during site plan and concurrency review there is a mechanism to mitigate increased impacts for a proposed project through the proportionate share process.