



TRAFFIC IMPACT STUDY

In accordance with Appendix B, Section B-21, of the Unified Development Ordinance, the following information shall be submitted for a Traffic Impact Study:

A direct correlation exists between land development decisions and traffic operations. The intent of this Section is to establish requirements for the analysis and evaluation of transportation impacts created by proposed developments. Development involving significant amounts of traffic shall be evaluated to ensure that adequate capacity is provided to safely and conveniently accommodate traffic demands.

- (a) **PURPOSE.** The purpose of the Traffic Impact Study is to identify the impacts on capacity, level of service and safety which are likely to be created by a proposed development. Traffic studies should identify what improvements are needed to:
 - (1) ensure safe ingress to and egress from a site;
 - (2) maintain adequate street capacity on public streets serving the development;
 - (3) ensure safe and reasonable traffic operating conditions on streets and at intersections in the vicinity of a proposed development;
 - (4) avoid creation of or mitigate existing hazardous traffic conditions;
 - (5) minimize the impact of non-residential traffic on residential neighborhoods in the community; and
 - (6) protect the substantial public investment in the existing street system.
- (b) **APPLICABILITY.** Traffic Impact Studies shall be required for any Comprehensive Plan amendment, rezoning request, CUP request, preliminary subdivision plat, site plan and also to any other Development Permit or Development Order subject to § 31-601 of the Ordinance.
- (c) **WAIVER.** The requirements of this Section for a Traffic Impact Study may be waived by the Director when it is determined that such report is not necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed.

- (d) **PREPARATION.** The applicant shall furnish the full rationale, from an engineer licensed by the Commonwealth to perform such studies, to support the recommendations of this analysis. The submission shall include all pertinent traffic data and computations affecting the design proposal for the subdivision streets involved.

- (e) **CONTENTS.** The Traffic Impact Study shall include all information required by the Virginia Department of Transportation, *Land Development – Volume 1*, which document is hereby incorporated by reference and made a part of the Ordinance, and which shall be maintained on file in the Office of the Director.