

**Staff Report
O-19-16
Traffic Impact Analysis**

This ordinance proposes to amend the Traffic Impact Analysis requirements under Title 22 Adequate Public Facilities. As new developments are proposed and traffic concerns in the City are more apparent, the proposed ordinance establishes a lower threshold for traffic impact studies. Currently, a traffic impact study is required when a proposed development will generate 400 or more daily trips. The number of generated trips is based on the *Trip Generation Manual*, which is published by the Institute of Transportation Engineers and is an industry standard. The proposed ordinance lowers the trip generation requirement for a study from 400 to 250 or more daily trips based on the trip generation rates.

In addition, this proposed ordinance also eliminates the discretionary requirements of the Director of Planning and Zoning to require a traffic impact analysis.

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