



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, August 8, 2023

REVIEWALS:

Planning & Zoning Staff: Completed

City Administrator: Completed

SUBJECT: P-16-23 An ordinance amending Section 7.5 and Appendix A, Section 1.5 of the Unified Development Ordinance to revise regulations pertaining to traffic study requirements and level of service.

LIST OF ATTACHED REFERENCE DOCUMENTS:

Application

Proposed ordinance

Staff report

Public hearing notice

FISCAL IMPACT: N/A

BACKGROUND/DISCUSSION:

The City has reviewed the development regulations in City Code as they pertain to traffic study requirements, more specifically the “level of service” requirement. The UDO requires a traffic study as part of the application process for commercial, office, and/or industrial planned development located in Section 7.5 and as part of the general development standards of the PD- Planned Development Districts in Appendix A. The purpose of the traffic study is to analyze the existing traffic conditions as well as traffic impacts associated with the proposed development once constructed. The current interpretation of the codified language is that a development application may not move forward through the application process if the required traffic study does not maintain a level of service “D”.

The proposed language states that the required study must determine that the proposed traffic will maintain at least a “D” level of service **or if the proposed development will result in below a level “D” service, the traffic study must find no greater than a 20% increase in the number of seconds for the proposed development.** A traffic study is one of many components under review within a development application. The update would solely permit a grace period for an application to be reviewed by the Board of Alderman and has no direct influence on approval or denial of the project. In review of the ordinances, it was also decided that additional language to clarify that residential projects are also required to meet a Level of Service “D” is warranted, which is reflected in the draft ordinance.

STAFF RECOMMENDATION:

Staff recommends approval.

MEETING HISTORY:

Planning & Zoning Commission: June 6th, 2023 – Recommended Approval

Board of Alderman: July 11th, 2023 – First Reading