

TRAFFIC IMPACT REPORT (TIR) DETERMINATION

A Traffic Impact Report (TIR) Determination, which identifies whether a TIR is required for a land development project, must be submitted with all Land Development Applications (except for Zoning Certificates and Grading Permits). Forms are reviewed by the City or County Engineer.

Related Ordinances:

- Unified Development Code, Section 60.500.030b
- Olmsted County Access Management Ordinance, Section 7.04 (for projects fronting or taking access on a roadway under the jurisdiction of Olmsted County)

I. TRAFFIC IMPACT REPORT DETERMINATION

Type of Study	Rezoning Traffic Analysis	Traffic Analysis Report	Traffic Design Analysis
Applicability	<ul style="list-style-type: none"> • Comprehensive Plan Adoption • Rezoning 	<ul style="list-style-type: none"> • General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP) 	<ul style="list-style-type: none"> • General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP)
Check which potential thresholds will apply	Proposed Development will: <ul style="list-style-type: none"> <input type="checkbox"/> Generate 100 or more directional peak hour trips than most intensive use under existing zoning <input type="checkbox"/> Generate 1000 or more trips per day than most intensive use under existing zoning <input type="checkbox"/> Involve LUP amendment involving >1 acre which would permit uses generating higher traffic <input type="checkbox"/> Involve rezoning to MX-G, LI, or SI > 3.5 acres <input type="checkbox"/> Involve rezoning to BP > 7 acres 	Proposed Development will: <ul style="list-style-type: none"> <input type="checkbox"/> Involve a land use with an average daily trip generation rate of 125 trips per acre or greater which will generate a minimum of 750 trips based on size of development <input type="checkbox"/> Concentrate 1500 or more daily trips through a single access point <input type="checkbox"/> Will utilize an at-grade access onto an existing or proposed freeway or expressway <input type="checkbox"/> Occur on property zoned MX-G, LI, or SI > 3.5 acres <input type="checkbox"/> Occur on property zoned BP > 7 acres 	<ul style="list-style-type: none"> <input type="checkbox"/> A TIR is not required for the development but potential design questions which exist which need engineering evaluation <input type="checkbox"/> A TIR was done at an earlier stage of the development approval process, but a review should be conducted to update design information based on refined layout plans

Name/Title of Proposed Development: _____

TIR Determination Fee (\$320) required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
TIR Determination:	<input type="checkbox"/> Rezoning Analysis	<input type="checkbox"/> Traffic Impact Report	<input type="checkbox"/> Design Analysis	<input type="checkbox"/> Exempt
If exempt, explain:	<input type="checkbox"/> Below Threshold	<input type="checkbox"/> Previous Study	<input type="checkbox"/> Limited Impact	<input type="checkbox"/> Exempt Development

Signature / City Engineer

Signature (if applicable) / County Public Works Director

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TRAFFIC IMPACT REPORT (TIR) REQUIREMENTS CHECKLIST

INFORMATION TO BE DETERMINED BEFORE STARTING TIR	INFORMATION TO BE INCLUDED IN TIR
<p>II. SCOPE OF TRAFFIC IMPACT REPORT</p> <p>To determine the scope of the TIR, a series of questions need to be evaluated in consultation with City Teammates, including:</p> <p>1) *For Traffic Design Analysis, determine project elements for which design analysis is requested. *For Rezoning Analysis or Traffic Impact Report, determine the following:</p> <p>2) Study Area: Defined in consultation with Planning & Public Works Departments. General Rule is to study:</p> <ul style="list-style-type: none"> • Proposed access points & adjacent intersections • Road segments or intersections within ½ mile of site where site generated traffic will be 5% or more of existing peak hour traffic <p>3) Traffic Periods / Design Hours to Study</p> <p><input type="checkbox"/> AM Peak Hour <input type="checkbox"/> Mid-Day Peak Hour <input type="checkbox"/> PM Peak Hour <input type="checkbox"/> Saturday Peak Hour</p> <p>4) Will project phases be studied separately?</p> <p>5) Scenarios / Horizon Year</p> <p><input type="checkbox"/> Year After Opening <input type="checkbox"/> 10 Years After <input type="checkbox"/> Regional Plan Horizon <input type="checkbox"/> Other _____</p> <p>6) Specific Issues to be Addressed</p> <p><input type="checkbox"/> Level of Service <input type="checkbox"/> Access Location/Number <input type="checkbox"/> Road Capacity <input type="checkbox"/> Residential Street Impact <input type="checkbox"/> Vehicle Queuing <input type="checkbox"/> Traffic Flow / Progression <input type="checkbox"/> Vehicular Safety <input type="checkbox"/> Internal Circulation</p> <p>7) Evaluation of other modes to include in study</p> <p><input type="checkbox"/> Pedestrian Access/Safety <input type="checkbox"/> Transit Access <input type="checkbox"/> Bicycle Access/Safety <input type="checkbox"/> Truck Traffic</p> <p>III. REPORT ASSUMPTIONS (TO BE DEFINED WITH CITY / COUNTY STAFF)</p> <p>1) Selection of Trip Generation categories to be used 2) Separate consideration of truck trip generation? 3) Trip Adjustment factors to apply (Pass-by, Diverted, Internal Capture, seasonal, TDM) 4) Background Traffic Growth factors to apply 5) Trip Distribution for Site Generated Traffic 6) Identification of safety hot spots to evaluate 7) Anticipated off-site street system changes 8) Confirm analysis software to be utilized</p>	<p>IV. SCOPE OF TRAFFIC IMPACT REPORT</p> <p>1) Existing Area Conditions:</p> <ul style="list-style-type: none"> • Current land use on site and adjacent area • Existing Street Characteristics and access locations in study area <p>2) Existing Traffic Conditions</p> <ul style="list-style-type: none"> • Peak Hour count data at study locations (turning movement or segment flows) • Correction Factor (if applied) • ADT counts (if needed) <p>3) Proposed Development</p> <ul style="list-style-type: none"> • Site Plan with access, parking, on-site circulation pattern and building locations • Summary of development intensity • Estimate of site-generated Daily / Peak traffic • Trip Generated Adjustments / Net new traffic • Other proposed development to account for <p>4) Site Generated Traffic Patterns</p> <ul style="list-style-type: none"> • Trip Distribution patterns • Traffic Assignment / final projected turn movements and segment volumes (if required) <p>V. ELEMENTS TO BE SUMMARIZED IN THE TRAFFIC IMPACT REPORT</p> <p>1) Anticipated Impacts to Transportation facilities and services due to proposed development</p> <ul style="list-style-type: none"> • Impacts to intersection and road segments / capacity & operations analysis • Safety risks / vehicular, pedestrians, bicyclists • Inadequate transit access <p>2) Mitigation measures recommended to address impacts</p> <ul style="list-style-type: none"> • Street and Intersections improvements • Intersection operation improvements • Access management strategies • On-site parking and circulation design measures • Improvement needed to accommodate safety of pedestrians and bicyclists • Improvements needed to accommodate transit patrons • Additional right of way needs • Phasing of Improvements • Anticipated Cost of Improvements

