



TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD CONDITIONS DETERMINATION

[LDC Section 6.17](#)

A Traffic Impact Analysis (TIA) is a study that provides information concerning traffic likely to be generated by a proposed development or change of use; identifies any potential operational problems or concerns; assesses the impact of the proposed development on roadways; and recommends appropriate actions to address such problems or concerns.

The Applicant is responsible for submitting a traffic methodology – inclusive of data - to determine whether a TIA is required.

TIA is required if Applicant is seeking a zoning district map amendment in which the trip ends associated with the requested zoning district's most intensive use are greater than ten percent of the trip ends associated with the existing zoning district's most intensive use.

TIA is required for developments generating 1,000 or more two-way daily external vehicle trips on a weekday or 100 or more peak hour two-way external vehicle trips on a weekday.

TIA may be required for developments generating less than 1,000 two-way daily external trips or 100 peak hour two-way external trips if City Staff determines it is necessary due to possible impacts on traffic, such as:

- The ability of the adjacent, existing, or planned roadway system to handle increased traffic, or the feasibility of improving the roadway system to handle increased traffic.
- Traffic conditions in adjacent neighborhoods will be adversely impacted.
- Proximity of existing or proposed site driveways to other driveways or intersections.
- Other specific traffic problems or deficiencies that may be affected by the proposed development.
- To determine mitigation.

A TIA is **NOT** required under the following conditions:

- Construction of single-family, duplex, triplex, or four-plex residences where only one such structure is constructed per lot.
- Substantial restoration within a period of six months of a building damaged by fire, explosion, flood, tornado, riot, or accident of any kind, and where there is no change of use.
- Restoration of buildings with a historic designation.
- Remodeling where all exterior walls of the building remain in the same location and there is no change in use.

TIA requirements within a Redevelopment Area exempt from concurrency requirements **may be** waived or altered.