

**2006-0042**

**INTRODUCED BY: 'RAM' RAMCHANDRAN, COUNCILMAN, DISTRICT III**

An ordinance to amend Appendix C of the Code, St. Charles Parish Subdivision Regulations of 1981, Ordinance No. 81-8-2 to require a Traffic Impact Analysis for certain developments within St. Charles Parish.

**WHEREAS**, the St. Charles Parish Subdivision Regulations govern the standards by which property is developed; and,

**WHEREAS**, development which generates excessive traffic results in additional cost in both road maintenance and delays; and,

**WHEREAS**, it is deemed necessary by the St. Charles Parish Council to assure that the traffic generated by development does not overburden the existing transportation system.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:** Add a new section to Appendix C as follows:

**TRAFFIC IMPACT ANALYSIS**

*Purpose and Intent.* The purpose and intent of this section is to protect the health, safety and welfare of the citizens and visitors of St. Charles Parish by ensuring the provision of safe and adequate roadway facilities. The provisions of this section establish requirements for transportation studies that provide information on traffic projected to be generated by proposed developments. It is the further intent of this section to establish requirements for the identification of any potential traffic operational problems or concerns, as well as potential solutions to such problems or concerns.

*When Required.* A Traffic Impact Analysis (TIA) shall be required for all subdivisions or developments when the following project threshold levels are met or exceeded. In the event that alternative threshold levels are specified (i.e. units vs. square footage) the more restrictive shall prevail.

<u>Subdivision/Development Type</u>	<u>Threshold</u>
Single Family Residential	50 Units
Multi-Family Residential	5 Acres or 50 Units
Office	3 Acres or 50,000 Square Feet
Commercial/Institutional	2 Acres or 75,000 Square Feet
Industrial	8 Acres or 100,000 Square Feet

*Procedures.* If a TIA is required for a project pursuant to the provisions of this section, St. Charles Parish shall approve a registered professional engineer to prepare the TIA in accordance with these regulations and the applicant shall be responsible to bear all the costs incurred in hiring said engineer. The TIA shall be submitted at the time of submittal of the preliminary plat application. In the event that a TIA is required and no subdivision application is required, the TIA shall be submitted at the time of the filing for a building permit. In no case shall a building permit be issued for a development prior to the submission and approval of the TIA.

Procedure for Approval of a Professional Engineer for the TIA study will be recommended by the Planning and Zoning Director, depending on the size and scope of the project, in consultation with the Public Works Director, the Developer, and the Planning and Zoning Commission.

The TIA report shall be prepared documenting the study, the data used, the findings, and the recommendations of the study. The TIA shall be prepared and signed by a registered professional engineer approved by St. Charles Parish responsible for the supervision of the study and preparation of the TIA. The applicant will be responsible for the cost of the TIA. The TIA will be reviewed by both the Parish Engineer and the Planning Commission. If the Planning Commission determines that the TIA is inadequate or not in accordance with this section, the applicant may be required to supplement the TIA to address any deficiencies.

*TIA Contents and Formats.* The contents of a TIA, as well as the TIA study area radius shall vary depending on the site and prevailing conditions. Content requirements shall be established by the Parish Engineer prior to the submittal of the TIA. Such requirements shall address site, project and corridor level traffic and transportation issues. The TIA study shall be prepared in the following format:

1. Description of TIA study area, specifying boundary of study area and count and analysis sites;
2. Existing conditions;
3. Trip generation estimates and design hour traffic volumes;

4. Trip distribution and traffic assignments;
5. Existing and projected traffic volumes within the TIA study area;
6. Capacity analysis;
7. Traffic accidents;
8. Traffic improvements;
9. Conclusions;
10. Summary and findings and recommendations.

*Trip Generation Rates.* For the purpose of determining whether the requirements of this section are applicable to the proposed project and for the purpose of preparing required transportation impact analysis, applicants shall use the trip rates contained in the most recent edition of the Institute of Transportation Engineers' (ITE) *Trip Generation* manual. Other trip generation rates may be used if a traffic engineer demonstrates that the unique characteristics of a development will result in different trip generation rates and if such different rates are approved by the Parish Engineer.

*Actions based on TIA.* A proposed development which is subject to the TIA requirements of this section shall be disapproved when the results of the required TIA demonstrate that the proposed project will overburden the roadway system or cause a reduction in service of affected roadways below the adopted level of service. An applicant may modify the development proposal to minimize the identified traffic-related impacts. Modifications to applications for projects may include, but shall not be limited to:

1. A reduction in the projected vehicle trips per day;
  2. Dedication of additional right of way;
  3. Rerouting of traffic and proposed access points serving the proposed project;
- or
4. Participation in funding transportation facilities, including signals and intersection improvements.

*Waiver of Exemption from TIA Requirements.* The Planning Commission is prohibited from waiving the Traffic Impact Analysis submittal requirements of this section.

Any waiver to the TIA study or submittal shall require 2/3 or 6 votes of the Parish Council.

**NOW, THEREFORE BE IT ORDAINED, THAT WE, THE MEMBERS OF THE ST. CHARLES PARISH COUNCIL,** do hereby amend Appendix C of the Code, St. Charles Parish Subdivision Regulations of 1981, Ordinance No. 81-8-2 to require a Traffic Impact Analysis for certain developments within St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: FAUCHEUX, RAMCHANDRAN, DUHE

NAYS: MARINO, HILAIRE, FABRE, WALLS, BLACK, MINNICH

ABSENT: NONE

PROPOSED ORDINANCE FAILED FOR LACK OF A FAVORABLE MAJORITY.