

St. Charles Parish Department of Planning & Zoning

Land Use Report

Case Number: 2020-05-ORD

Introduced by Matthew Jewell, Parish President/Dept. of Planning and Zoning

An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, Section II. Subdivision procedure, C. Minor Resubdivisions, 2. Reserved and Section II. Subdivision procedure to establish a process for analyzing the impact of traffic generated by new development at paragraph E. Preliminary Plat 3. Preliminary Plat/Additional Submission Requirements.

Background

A traffic impact analysis or study (TIA) is a document that reports the estimated effect that traffic generated by a proposed development will have on the capacity, the operations, and/or the safety of a street system.

A TIA policy contains the specific requirements that a TIA document must meet for a jurisdiction.

Parishes and municipalities throughout Louisiana require TIAs as part of the development process to protect their street system from congestion and maintain safe travel.

The Parish President, through the Department of Planning and Zoning proposes that developers should be required to submit a TIA for major and minor subdivisions and has proposed a policy to do so.

The Parish Council discussed an ordinance to adopt a TIA at both their Legislative Committee meeting and regular Council meeting on July 6, 2020. The ordinance does not appear to have been specifically referred to the Planning and Zoning Commission to make a recommendation to the Council; the Planning and Zoning Department felt it was implied in the discussion.

The Parish Council also discussed the policy regarding TIAs, entitled, ST CHARLES PARISH traffic Impact Analysis (TIA) Policy, and has been asked to adopt the policy by resolution.

Potential outcomes

- Improved street functionality for Parish residents.
- More informed decision making for the Planning Commission.
- Improved and informed quantitative data for residents regarding traffic.
- Additional cost for some developments.

Recommendation

Approval, as the attached ordinance is slightly revised to refer to the "ST. CHARLES PARISH Traffic Impact Analysis POLICY" by the number of the Council resolution if it is adopted.