

**TA #16-11 Amend Article 14, Traffic Impact Analysis**

**PART 1: DESCRIPTION**

Text Amendment, TA #16-11, is a request by the Town of Huntersville to amend Article 14, Traffic Impact Analysis ordinance.

**PART 2: BACKGROUND**

The Huntersville Town Board requested staff to identify a transportation impact mitigation option allowing the pooling of resources to do significant improvements at one or more intersections rather than less significant improvements at multiple intersections. The Huntersville Engineering and Public Works staff did a comprehensive review of the Traffic Impact Analysis standards in Article 14. Below is a summary highlighting the recommended major changes that are recommended.

- Establish a traffic impact analysis may be required for developments generating less than 50 peak hour trips when the development adversely impacts an intersection as determined by the Town Engineer (14.2.1(d))
- Simplify what intersections are analyzed and not require analysis for intersections already built to the ultimate configuration (14.3)
- Specify the intersection Level of Service standards using percentages (14.4.1)
- Add a mitigation option allowing the pooling of resources to do a significant and comparable improvement at one or more intersections rather than less significant improvements at multiple intersections (14.4.2)

The Huntersville Ordinances Advisory Board (HOAB) recommended approval of the proposed amendment on Thursday, January 19, 2017.

**PART 3: RELEVANT HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLAN SECTIONS**

The following are examples of relevant plans and polices from the 2030 Huntersville Community Plan that may be incorporated into the Board's statement of consistency for approval or denial of the request.

**Policy T-7: Traffic Impact Analysis Ordinance (TIAO)**

Continue to apply requirements of "Traffic Impact Analysis (TIA)" Ordinance, including Level of Service (LOS) and mitigation of impacts generated by new development.

**Policy CD-5: Infrastructure**

Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.

**PART 4: STAFF RECOMMENDATION**

Staff recommends amending the ordinance because it is consistent with policies T-7 and CD-5 of the Huntersville Community plan.

It is reasonable and in the public interest to amend the ordinance because it clarifies the Traffic Impact Analysis ordinance and provides an additional mitigation option to improve Huntersville's transportation system.

**PART 5: PUBLIC HEARING**

Held on Tuesday, January 17, 2017

**PART 6: PLANNING BOARD RECOMMENDATION**

The Planning Board unanimously recommended approval.

**PART 7: ATTACHMENTS AND ENCLOSURES**

- Attachment A: Text Amendment Application
- Attachment B: Proposed Ordinance
- Attachment C: Summary of Proposed Revisions
- Attachment D: Public Comment from Bruce Anderson
- Attachment E: Public Comment from Susan Irvin
- Attachment F: Public Comment from REBIC

PART 8: STATEMENT OF CONSISTENCY – TA #16-07

Planning Department	Planning Board	Board of Commissioners
<p><b>APPROVAL:</b> In considering the proposed amendment, TA 16-11, to amend Article 14 of the Zoning Ordinance, the Planning staff recommends approval based on the amendment being consistent with policies T-7 and CD-5 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed amendment clarifies the TIA ordinance and provides an additional mitigation option to improve Huntersville’s transportation system.</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 16-11, to amend Article 14 of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with policies T-7 and CD-5 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment clarifies the Traffic Impact Analysis process and ordinance; it provides flexibility and additional mitigation options to improve the transportation system and focuses on addressing or beginning to address the traffic concerns expressed by the citizens.</p>	<p><b>APPROVAL:</b> In considering the proposed amendment, TA 16-11, to amend Article 14) of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <b><u>(insert applicable plan reference)</u></b></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>
		<p><b>DENIAL:</b> In considering the proposed amendment, TA 16-11, to amend Article 14 of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <b><u>(consistent OR inconsistent)</u></b> with <b><u>(insert applicable plan reference)</u></b>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p>