

TA #18-08

Amend Article 14, Sections 14.2.1(a) *Traffic Impact Analysis, General Applicability* to raise TIA thresholds.

PART 1: DESCRIPTION

Text Amendment, TA #18-08, is a request by the Town of Huntersville to amend Section 14.2.1(a) *Traffic Impact Analysis, General Applicability* of the Zoning Ordinance to raise the threshold to require a Traffic Impact Analysis (TIA).

PART 2: BACKGROUND

Town staff proposes to modify the threshold to require a Transportation Impact Analysis (TIA) from 50 peak hour/500 daily trips to 100 peak hour/1000 daily trips to reduce the developer's need to provide TIA scoping for projects that due to their trip distribution, the impacted intersections typically do not meet the thresholds set forth in Article 14.3 of the Zoning Ordinance for study. Additionally, Staff reviewed several other municipalities in this part of the state (see Attachment C) and found the 100 peak hour trip threshold is more in-line with their criteria. It is also important to note the provision in Article 14.2.1.d., which allows the Town Engineer to require the scoping where intersection impacts are anticipated, regardless of threshold number.

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

ED-14.1 Development Review Process: Support efforts to improve efficiency and responsiveness of development review process for development proposals.

PART 4: STAFF RECOMMENDATION

The proposal to amend Article 14.2.1(a) of the Zoning Ordinance to raise the threshold to require a TIA is supported by staff for the reasons outlined in Part 2, above.

PART 5: HUNTERSVILLE ORDINANCES ADVISORY BOARD

On September 6, 2018, the Huntersville Ordinance Advisory Board recommended to increase the threshold to require a TIA from 100 hourly trips and 1000 daily trips, per Staff recommendation, by 5-1 vote.

PART 6: PUBLIC HEARING

A Public Hearing was held on December 17, 2018. As a result of comments during the Public Hearing, it was determined that Article 14.2.1.(d) should also be amended to be consistent with the new minimum TIA threshold of 100 hourly trips. The Ordinance for this amendment has been amended to add Section (d) (see Attachment B).

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board recommended approval on December 18, 2018, by 7-1 vote. The Planning Board's motion stated that the proposed Ordinance was "consistent with Policies T-1 and T-7 of the 2030 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amended Article 14.2.21(a) is consistent with State law, and provides the people of Huntersville with the necessary level of oversight to ensure the Town's road network remains viable for public use as the Town develops".

PART 8: ATTACHMENTS

- Attachment A: Text Amendment Application
- Attachment B: Proposed Ordinance
- Attachment C: Municipality Study
- Attachment D: List of recent TIAs

PART 8: STATEMENT OF CONSISTENCY – TA #18-08

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 18-08, amending Sections 14.2.1(a), of the Zoning Ordinance, the Planning staff recommends approval based on the amendment being consistent with ED 14.1 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance to be consistent with state law and to acknowledge road improvements within the NCTIP in preparing a traffic impact analysis.</p>	<p>APPROVAL: In considering the proposed amendment, TA 18-08, amending Sections 14.2.1(a), of the Zoning Ordinance, the Planning Board recommends approval as “It is consistent with Policies T-1 and T-7 of the 2030 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amended Article 14.2.21(a) is consistent with State law, and provides the people of Huntersville with the necessary level of oversight to ensure the Town’s road network remains viable for public use as the Town develops”.</p>	<p>APPROVAL: In considering the proposed amendment, TA 18-08, amending Sections 14.2.1(a), of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>
		<p>DENIAL: In considering the proposed amendment, TA 18-08, amending Sections 14.2.1(a), of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent or inconsistent)</u> with <u>(insert applicable plan reference)</u> of the Town of Huntersville 2030 Community Plan.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>



Text Amendment Application

Incomplete submissions will not be accepted.

Applicant Data

Date of Application 9-1-18

Name Town of Huntersville

Address 105 Gilead Road, Huntersville, NC 28070

Phone Number (home) _____ (work) 704-766-2220

Email strott@huntersville.org

Fee

Text Amendment to the Zoning/Subdivision Ordinance Fee \$400.00

Type of Change

New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change (If possible, please provide a Word document of the proposed text change)

Proposed text amendment will affect the following:

Ordinance: Zoning Ord. Article: 14 Section: 2.1.a

Current Text: _____

"A TIA is required for any development or portion thereof, which is expected to create fifty (50) or more peak hour trips or five hundred (500) or more daily vehicle trips..."

Proposed Text: _____

"A TIA is required for any development or portion thereof, which is expected to create ~~fifty (50)~~ **one hundred (100)** or more peak hour trips or ~~five hundred (500)~~ **one thousand (1,000)** or more daily vehicle trips..."

Reason for requested change (attach additional sheets if necessary): _____

To be discussed in staff report.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Signatures

I hereby certify that the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Applicant Signature: Stephen Trott, Town Transportation Engineer Date: 9-1-18

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-875-6546
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	http://www.huntersville.org/Departments/Planning.aspx

AN ORDINANCE TO AMEND Section 14.2.1(a) OF THE ZONING ORDINANCE

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Section 14.2.1(a) of **Zoning Ordinance** is hereby amended as follows:

- a) A TIA is required for any development, or portion thereof, which is expected to create ~~fifty (50)~~ **one hundred (100)** or more peak hour vehicle trips or ~~five hundred (500)~~ **one thousand (1,000)** or more daily vehicle trips except as provided in subsections (c) through (g) below or when road improvements are excluded by North Carolina State Law. Daily trips are those occurring on peak days on the roadway adjacent to the proposed development, based on the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, with the exception of public and private schools which will be based on NCDOT's most recent MSTTA School Traffic Calculator. Alternative trip generation rates/equations for non- standard uses may be utilized subject to Town Engineering staff approval.

Section 2. Be it also ordained by the Board of Commissioners of the Town of Huntersville that Section 14.2.1(d) of Zoning Ordinance is hereby amended as follows:

- d) Where a development is expected to generate less than ~~50~~ **one hundred (100)** peak hour trips, but is anticipated to adversely impact intersections within the Town, a TIA may be required as determined by the Town Engineer.

Section 3. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: September 6, 2018

PUBLIC HEARING DATE: December 17, 2018

PLANNING BOARD MEETING: Recommendation of Approval by 7-1 vote on December 18, 2018.

TOWN BOARD DECISION: Approved/Denied (TBD) on January 7, 2019.

Threshold to require a TIA

Agency	Hourly	Daily
NCDOT	-	3,000
Huntersville	50	500
Cornelius	100	1,000
Davidson	100	500
Charlotte	-	2,500
Greensboro	100	1,000
High Point	150	-
Cary	100	
Mint Hill	200	2,000
Matthews	150	-
Winston Salem	-	-
Chapel Hill	-	500

Also, 50 or more dwelling units requires one

Can be waived or one required at director discretion

Also, 50 or more dwelling units requires one

150 vehicle increase on an intersection approach, LOS E, LOS F on an intersection approach

6/26/2018

Development Name	AM Trips	PM Trips	Scoped	TIA	Mitigation Required per Article 14
Hills Subdivision*	45	56	Yes	No	No
Southside Subdivision	45	56	Yes	Yes	No
Saddlecreek Wedding Venue*	-	66	Yes	No	No
Mcllwaine Subdivision #2*	51	67	Yes	No	No
Torance Subdivision	56	73	Yes	Yes	No
Huntersville Recreation Center	62	82	Yes	Yes	No
Annsborough Park Subdivision	69	91	Yes	Yes	No
Ranson Residential	76	100	Yes	Yes	No
Cook Farm Subdivision	77	101	Yes	Yes	No
Cato Subdivision	85	113	Yes	Yes	No
Avery Park Subdivision	87	115	Yes	Yes	Yes
Burkert	116	121	Yes	Yes	No
NVR Asbury Chapel Subdivision	94	124	Yes	Yes	No
Mcllwaine Subdivision	97	128	Yes	Yes	Yes
Phoenix Montessori School	150	142	Yes	Yes	No
Northbrook	109	144	Yes	Yes	No
Barnette Tract Subdivision	127	168	Yes	Yes	Yes
77 Huntersville Profesional	176	179	Yes	Yes	Yes
Magnolia Walk Subdivision	149	191	Yes	Yes	No
CHS Mental Health at Verhoeff	171	212	Yes	Yes	No
Hambright Subdivision	175	228	Yes	Yes	No
Huntersville Town Center	178	311	Yes	Yes	Yes
Ervin Cook Subdivision	277	351	Yes	Yes	Yes
Walden	300	378	Yes	Yes	Yes
Lake Norman Charter Elementary	605	392	Yes	Yes	Yes
Bradbury	304	443	Yes	Yes	Yes
Sports Village	377	734	Yes	Yes	Yes
Anchor Mill	887	1435	Yes	Yes	Yes

* after study area text change from 7% to the 30 and 50 thresholds

12/18/2018