

**AN ORDINANCE TO ESTABLISH THE REQUIREMENTS AND CRITERIA FOR TRAFFIC
IMPACT STUDIES WITHIN THE CITY OF COLUMBIA**

WHEREAS, It is the desire of the City of Columbia to provide a safe and efficient transportation network; and

WHEREAS, It is the intent of this Ordinance to establish the requirements and criteria for Traffic Impact Studies; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Purpose

The City of Columbia desires to provide a safe and efficient transportation system for all users of the transportation network. The objective of a Traffic Impact Study is to maintain an acceptable level of capacity and provide needed improvements to accommodate current and projected traffic volumes.

Conflict with other provisions

This ordinance is not intended to interfere with, abrogate, or annul any other ordinance, rule, or regulation, statute, or other provision of law. Where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall govern.

Severability

If any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy where such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of these regulations without any such part, provision, or application.

Variances

If the City Council finds that extraordinary hardships or practical difficulties may result from strict compliance with this ordinance, a variance may be granted; provided, such variance shall not have the effect of nullifying the general intent and purpose and provided, further, that the City Council shall not recommend a variance unless it shall make findings based upon written evidence presented to it in each specific case that:

- 1) Granting of the variance will not be detrimental to the public safety, health, or welfare, or be injurious to other property or improvements in the neighborhood where the property is located; and

- 2) Conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other properties and is not based on financial returns; and
- 3) A particular hardship (not self-imposed) to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this ordinance were carried out; and
- 4) The variance will not, in any manner alter provisions of the General Plan, Land Use Plan, Transportation Master Plan, or the Zoning Ordinance.

Where the City Council concludes that the purpose of this ordinance may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, it may approve other variances to these regulations.

In approving any variances from this ordinance, the City Council shall state fully, in the meeting minutes, the grounds for the variance and all of the facts upon which the decision is made.

In approving variances, the City Council may impose such conditions as, in its judgment, will secure substantially the objectives, standards, and requirements of this ordinance.

Requirements

A Traffic Impact Study shall be required if the need for such is determined during the pre-application conference and/or Master Plan review. The following circumstances indicate the need for a traffic impact study:

- 1) Residential development with 75 or more dwelling units or non-residential development with 30,000 square feet of space or more.
- 2) Mixed-use development that generates 75 peak hour vehicle trips or 750 daily vehicle trips.
- 3) The project is located at or near an intersection that currently operates or is believed to operate at a Level of Service C or below.
- 4) The project is located near a location identified by the City Engineer as a high crash/incident location or high concern location.
- 5) A Traffic Impact Study is deemed necessary according to the City Engineer. The City Engineer has the final authority to require a Traffic Impact Study for any specific project.

The Owner/Developer shall consult with the City Engineer to finalize the need for a Traffic Impact Study and the scope of any required study. The Traffic Impact Study shall be completed by a registered Engineer and shall be prepared in accordance with generally accepted standards and practices and shall be done at no cost to the City. If a Traffic Impact Study is required, the Owner/Developer or authorized agent shall:

- 1) Schedule and conduct a scoping meeting with the Owner/Developer, City Engineer, and

Engineer performing the Traffic Impact Study. This meeting will determine the scope and breadth of the Traffic Impact Study.

- 2) Consult with the City Engineer prior to completing traffic projections and traffic analysis to obtain approval for background assumptions, directional distributions, and internal and pass-by reductions.
- 3) Submit a Draft Traffic Impact Study to the City Engineer. The City Engineer or designee will review and comment on the draft report. A draft of the Traffic Impact Study shall be submitted on or before the submittal date with the number of copies required as determined by the City Engineer. The Traffic Impact Study shall identify, analyze, and discuss mitigation measures. These mitigation measures shall be specific and feasible actions whose implementation will minimize the adverse impacts of the proposed development.
- 4) The Final Traffic Impact Study shall be submitted, as required by the City Engineer, and shall be signed and sealed by a registered Engineer in Tennessee prior to submittal of Construction Plans or Preliminary Plat.

Review and Approval

The City of Columbia will utilize a retained consultant to provide a third-party review of Traffic Impact Studies. The Traffic Impact Study will receive approval after all findings are verified by the City Engineer or designee.

Review Fee

The Owner/Developer is required to reimburse the City of Columbia for the third-party review of the Traffic Impact Study. The amount of the review fee will be established in the third-party traffic engineer contract approved by City Council.

Expiration

The Traffic Impact Study shall expire three (3) years from the date of approval. After expiration, the owner/developer shall submit an updated Traffic Impact Study. If a significant increase in traffic is experienced within the scoped area of a traffic study, then the City Engineer may require that the study be updated to reflect the increased traffic volumes.