

ORDINANCE NO. ORD-24-06

First Reading: April 1, 2024  
Public Hearing: May 6, 2024

Approved: May 6, 2024  
Published: May 16, 2024  
Effective: May 26, 2024

MULTIMODAL TRANSPORTATION IMPACT ANALYSIS

AN ORDINANCE TO AMEND SECTIONS 5.28.1.B, 5.29.8.A, 5.29.6 and 5.29.8 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR - MULTIMODAL TRANSPORTATION IMPACT ANALYSIS

The City of Ann Arbor ordains:

Section 1. That Section 5.28.1.B of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

- E. Required application materials may include additional studies or analyses not specified in this chapter or on application forms including but not limited to ~~traffic~~ [transportation](#) studies, environmental assessments, utility analyses, community impact analyses, market studies, need analyses or other studies or documents if the Planning Manager determines that those materials are necessary to accurately evaluate the impacts of the proposed Development. All application materials shall be submitted to PDSU unless this chapter indicates a different place for filing.

Section 2. That Section 5.29.8.A of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**A. Cover Sheet**

The following general project information should be provided on the cover sheet of the plan set and all subsequent sheets as appropriate.

1. Project name, address or location, and type of site or area plan.
2. Applicant and agent information, including name, address and contact information. If the Applicant is not the owner of the land, a letter of authorization to proceed with the application must be provided by the land owner.
3. Statement of interest in the land, including conditions for sale or purchases of parcels such as deed restrictions, reservation of land for other uses, or other conditions which may have bearing on the total land Development.
4. Vicinity Map

- a. For Area Plans, a vicinity map of all property within 250 feet of the Development.
  - b. For Site Plans, a vicinity map identifying the location of Site within the City, including nearest major roads and significant features such as schools, shopping centers and parks.
5. North indicator (pointing up or to the left) and drawing scale in bar graph form.
  6. Legal description of the Site, including total acreage of the parcel(s) and total acreage of public or private roads contained in the legal description.
  7. Sheet index and date of plan set.
  8. Required Statements

A brief written statement addressing the following concerns:

- a. Identification of associated applications such as annexation petition, rezoning petition, PUD Zoning District petition, Special Exception Use petition, planned project modification request, landscape modification request, or variance application. Also, identification of special circumstances associated with the application that require additional procedures or specific approvals such as Natural Features buffer area disturbance, Wetland Use Permit, brownfield application, historic district certificate of appropriateness, or previously granted variances. Include a history of previous site plan approvals.
- b. Proposed development program, including proposed land use, site improvements, Floor Area or number of Dwelling Units and bedrooms, access and circulation, off-street parking, and if construction is proposed, preliminary construction phasing and probable project construction cost.
- c. Community Analysis
  - i) Impact of proposed Development on public schools.
  - ii) Relationship of intended use to neighboring uses.
  - iii) Impact of adjacent uses on proposed development or Special Exception Use
  - iv) Impact of proposed Development on the air and water quality, and on existing Natural Features of the Site and neighboring Sites.
  - v) Impact of the proposed use on historic Sites or Structures which are located within a historic district or listed on the National Register of Historic Places.
  - vi) Traffic-Transportation Impact Statement: The number of ~~vehicle~~ trips per unit per peak hour and supporting documentation from the ITE Manual.
  - vii) Public Sidewalk Maintenance Statement
  - viii) Additional information for Site Plans: Natural Features General Descriptions and Impacts: A brief summary of the Natural Features (Woodlands, Wetlands, water courses, Landmark Trees,

Steep Slopes and Endangered Species Habitat) found on the Site. A detailed report of the quality, character and health of all existing Natural Features, and identification of all proposed impacts to them.

- d. Comparison Chart of Requirements and Existing and Proposed Conditions
  - i) Zoning Classification.
  - ii) Lot Area.
  - iii) Total area of all Floors (measured from exterior faces of the exterior walls or from the center line of walls separating two Buildings), Floor Area and Floor Area Ratio (FAR), or Density.
  - iv) Open Space and Active Open Space.
  - v) Required Setbacks and Yards (front, side and rear).
  - vi) Height and stories.
  - vii) Off-street vehicle parking, including accessible and barrier free spaces.
  - viii) Bicycle parking, including class.
  - ix) Additional information for Site Plans: Notation of variances granted or proposed, planned project modifications approved or proposed.

Section 3. That Section 5.29.6.E of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**E. Criteria for Review of a Multimodal Traffic-Transportation Impact Analysis**

1. The ~~traffic and/or parking~~multimodal transportation impact analysis shall be reviewed by the Public Services Area for completeness and accuracy.
2. Proposed plans that will ~~contribute traffic to streets or intersections that are or will be as a result of this proposed plan at~~in a multimodal level of service D, E, or F ~~as defined in the Highway Capacity Manual~~ may be denied by the Planning Commission or City Council until such time as ~~necessary street or traffic~~ transportation improvements are scheduled for construction.

Section 4. That Section 5.29.8.E of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**E. Transportation Impact Analysis**

~~For proposed Special Exception Uses or Developments that will generate more than three trips per unit per peak hour or 50 trips per peak hour, a transportation impact analysis must be provided including the following. The methodology to be employed in determining street~~

capacities shall conform to the ~~2010~~ Institute of Transportation Engineers' Transportation Impact Analyses for Site Development, or the latest revision thereof.

1. ~~For proposed Special Exception Uses or Developments~~ Site plans that will propose to generate more than three trips per unit per peak hour or 50 trips per peak hour shall provide ; a multimodal transportation impact analysis must be provided including the following. The following the methodology to be employed in determining street capacities shall conform to the 2010 of the 2023 Institute of Transportation Engineers' Multimodal Transportation Impact Analyses for Site Development, or the latest revision thereof.
2. Area plans that propose to generate more than three trips per unit per peak hour or 50 trips per peak hour shall provide information on trip generation, trip distribution, modal split, and areas of impact so the magnitude of the rezoning or proposed development can be understood.
  1. ~~Existing traffic volumes passing on all streets abutting the proposed SEU or Development during the peak hour. Traffic from other new and proposed SEUs and Developments in the area should be considered.~~
  2. ~~Existing peak hour turning movements of vehicular and non-motorized traffic at all public street intersections within a minimum 200 feet of the proposed SEU or Development, or those intersections that may be impacted by the proposed SEU or Development.~~
  3. ~~Projected peak hour generation rate and peak hours of generation for the proposed SEU or Development.~~
  4. ~~Projected peak hour traffic movements as a result of the SEU or Development.~~
  5. ~~A capacity analysis for impacted intersections.~~
  6. ~~A statement of the total impact the projected generation will have on the existing level of service as determined and certified by a registered engineer.~~
  7. ~~A sketch plan showing all existing Driveways to public streets within 200 feet of the proposed SEU or Development and all on-street parking or loading areas.~~
  8. ~~Proposed Site access Driveways with a determination if a deceleration lane or taper is necessary based on current City warrant analysis standards, a determination if a left turn by pass lane is necessary based on a warrant analysis, and a sight distance study at the Site access Driveway.~~
  9. ~~A pedestrian circulation plan showing all possible points of conflict between motorized traffic and pedestrian/bicycle traffic on public streets and sidewalks within 200 feet of the proposed SEU or Development, or those intersections that may be impacted by the proposed SEU or Development.~~
  10. ~~A gap study for pedestrian or vehicular traffic may be required at non-signalized locations that may be impacted by the proposed SEU or Development.~~

~~11. The analysis shall provide a determination of the service volume and capacity of adjacent streets including the traffic from the SEU or Development.~~

Section 5. That this ordinance shall take effect and be in full force on and after ten days from legal publication.

### **CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of May 6, 2024.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

\_\_\_\_\_  
Christopher Taylor, Mayor of the City of Ann Arbor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on May 16, 2024.

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk