

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 5, 2023

SUBJECT: Amendments to Chapter 55 (Unified Development Code) Sections 5.29.8 and 5.29.6 related to Transportation Impact Analyses Requirements and Review Criteria. Amendments to Sections 5.29.8 “Required Plan Information” Paragraph E “Transportation Impact Analysis” and Section 5.29.6 “Site Plans” Paragraph E “Criteria for Review of a Traffic Impact Analysis”

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the amendments to Chapter 55, Unified Development Code in Sections 5.29.8 and 5.29.6 related to Transportation Impact Analyses Requirements and Review Criteria, Section 5.29.8 Required Plan Information, and Section 5.29.6 Site Plans, Paragraph E Criteria for Review of a Traffic Impact Analysis to update references, simplify language and ensure multimodal emphasis.

STAFF RECOMMENDATION:

Staff recommends that the amendments to the Unified Development Code (UDC) to **update references, simplify language and ensure multimodal emphasis** across various sections be **approved** because the changes will improve compliance by development petitioners, further goals of the Comprehensive Plan and clarify intent.

Staff recommends postponement of this action until the December 19, 2023, meeting to correct an error in the publication notice.

SUMMARY:

Amendments are proposed to the required plan information requirements in Section 5.29.8.E (Transportation Impact Analysis) to update references to the “2010 Institute of Transportation Engineers’ Transportation Impact Analyses for Site Development” manual and exchange for the “2023 Institute of Transportation Engineer’s Multimodal Transportation Impact Analyses” manual. Amendments are also proposed to the site plan standards in Section 5.29.6.E (Criteria for Review of a Traffic Impact Analysis) to change references from traffic, parking and streets to multimodal transportation and multimodal levels of services.

REPORT AND ANALYSIS:

The proposed amendments bring helpful updates to the UDC to reference a modernized approach to transportation planning, encompassing all modes of travel and aligning with city practices and goals. Although staff would like to make future improvements to these sections, the immediate proposed changes are achievable, endorsed by transportation staff and would present immediate clarity to development review customers.

These batch amendments address the following issues regarding Transportation Impact Analysis (TIA) standards and requirements:

1. **Update Methodology in TIA Requirements:** Section 5.29.8.E of the UDC references the 2010 Institute of Transportation Engineers (ITE) manual for TIAs, which is outdated compared to the 2023 version. The newer manual, the 2023 Institute of Transportation Engineer's Multimodal Transportation Impact Analysis for Site Development, emphasizes multimodal transportation analysis, including pedestrian and bike connections, safety, and ADA accessibility. These amendments clarify the 2023 document is the required reference, and strike UDC language redundant to the manual which caused confusion for UDC users.
2. **Improve Vehicle-Centric Review Criteria:** Section 5.29.6.E identifying TIA review criteria is criticized for focusing on vehicular traffic and lacking in comprehensiveness regarding all modes of travel. It is changed to emphasize multimodal level of service as the prevailing review criteria. This allows for review by many more modes of travel, including transit, pedestrian, and bicycle levels of service.

Moving forward, planning and transportation staff recognize the importance of addressing multimodal transportation impacts in both the review and approval processes, reflecting the city's commitment to comprehensive transportation planning. This amendment review process revealed opportunities for future changes and clarification. These were discussed with the Ordinance Revisions Committee but are not ready at this time, as they will require additional staff time to formulate. These include:

3. **Deeper Amendments to Review Criteria:** The existing review criteria for TIAs focus on completeness and accuracy but lack clear compliance thresholds. The current criteria should be reviewed more thoroughly to assess the City's response to developer TIA outputs and make explicit our expectations in areas such as mitigation measures. This should be considered carefully and in concert with all affected departments.

Please see attached draft ordinance for proposed amendments to Section 5.29 regarding transportation impact analysis requirements and review criteria as recommended above by staff.

Prepared by Hank Kelley and Alexis DiLeo
Reviewed by Brett Lenart
12-05-2023

Attachments: 2023-12-05_CPC_Transportation MTIA UDC Ordinance
2023-06-27_ORC_Staff Memo MTIA Requirements Standards