Legislation Text

File #: 24-0280, **Version:** 1

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 [MTIA]) CPC Recommendation: Approval (6 yes, 0 no) (ORD-24-06)
Amendments are proposed to update and clarify the submittal requirements and criteria for review of transportation impact analyses.

- The required information transportation impact analysis in Section 5.29.8.E currently references a 2010 “or latest revision thereof” version of the Institute of Transportation Engineers’ Transportation Impact Analysis. An amendment is proposed to reference the most recent version, the 2023, which calls for a multimodal transportation impact analysis.
- Also in Section 5.29.8.E, the list of analysis points is proposed to be eliminated to prevent any confusion or conflicts between the Unified Development Code requirements and those of the Institute of Transportation Engineers’ as it is not the City’s intention to require anything more or less.
- The criteria for review provided in Section 5.29.6.E will be amended by updating references from “traffic” to “multimodal transportation.”

As requested by the City Planning Commission, additional amendments are included following a comprehensive review of the Unified Development Code for consistency.

- The reference to “traffic studies” in Section 5.28.1.B is proposed to be amended to “transportation studies.”
- The requirement for a traffic statement” in Section 5.29.8.A is proposed to be amended to “transportation impact statement” and address all modes of trips rather than only vehicles, consistent with a multimodal transportation impact analysis.

Staff has been routinely advising applicants to prepare multimodal transportation impact analysis in pre-submittal meetings and written reviews. These staff-initiated amendments to the UDC are helpful updates and will bring clarity to development review customers.

The review process for these amendments revealed additional opportunities for future amendments to change, update or clarify ordinance language, particularly in the areas of clear compliance thresholds and mitigation measures based on the results of multimodal transportation impact analysis. None are presented at this time but may be proposed as staff time and resources allow.

Attachments: Ordinance (MTIA)
December 19, 2023 Planning Staff Report
December 19, 2023 Planning Commission Minutes
Prepared by: Alexis DiLeo, City Planner
Reviewed by: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator
Approved by: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)