

CITY OF YUMA GUIDELINES FOR TRAFFIC IMPACT STUDIES

A traffic impact study may be required for new and expanded or changed developments at the rezoning stage, the platting or lot tie / lot split stage, and for conditional use permits. When state roads are adjacent, such studies must satisfy the requirements of the Arizona Department of Transportation's publication "Traffic Impact Analysis for Proposed Development" (current edition) and to those additional requirements specified in the City Engineering Department "Traffic Impact Study Guidelines". If no State roads are involved, only the City's Engineering Department guidelines need to be satisfied.

Traffic impact studies may be required for all developments and modifications to developments that are expected to generate 100 or more additional trips during any hour. Where staged or phased development is planned, the traffic impact study must include all development phases. If it becomes apparent that a request is being made for a development that is, in fact, an extension of a recent (less than 5 years) development that already exists or is in progress, and no traffic impact study has been accepted for the original development, the traffic impact study must also include the original development.

The amount of traffic expected to be generated by the development must be determined using the procedures set forth in "Trip Generation", current edition, published by the Institute of Transportation Engineers. In all cases, the trip data for a given land use must be at least the average rate for that land use as shown in the tables associated with the land use (the fitted curves data may not be used). The City Engineer may require that a value higher than the average rate be used depending on the specific use or business planned for the site. Said higher value, if required, will not exceed the average rate plus fifty percent (50%) of the difference between the average rate and the maximum rate for the range.

Issued: February 2009

CITY OF YUMA
CONSTRUCTION STANDARD DETAIL DRAWINGS

STANDARD NO. 2-100
GUIDELINES FOR TRAFFIC
IMPACT STUDIES