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Department of Planning

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M E M O R A N D U M

TO: Surveyors, Engineers*, & File

FROM: Anne Ducey-Ortiz, Planning Director

DATE: June 30, 2008, revised July 18, 2011 to encompass legislative updates from the 2011 General Assembly.

SUBJECT: Chapter 527 Traffic Impact Analysis (TIA) Regulations

There have been several recent changes in legislation regarding transportation which were approved by the 2011 General Assembly and signed by Governor Bob McDonnell. These include modifications to the existing Traffic Impact Analysis (TIA) Regulations. Beginning July 1, 2011, localities will no longer submit to VDOT subdivision plats, site plans, or plans of development and associated traffic impact analysis for developments that substantially effect transportation on state controlled highways. However plans, plats and traffic information must still be submitted to VDOT with respect to any entrance permit request or as may be required by the Secondary Street Acceptance Requirements. As previously required, localities will continue to submit rezoning applications to VDOT, all rezoning applicants with projects meeting thresholds outlined in the regulations will be required to submit a completed TIA in accordance with Chapter 527 guidelines.

In order for our office to adequately review applications and facilitate the required review by VDOT, be advised of the following:

All Rezoning applications require a Chapter 527 Compliance Form indicating whether the proposed project does or does not meet the thresholds for a Traffic Impact Analysis as outlined in the Chapter 527 guidelines and a VDOT Landtrack Information Sheet with application details.

Effective July 1, 2011 applications for Major Subdivisions will no longer require a Chapter 527 Compliance Form.

If indicated by the Compliance Form that an application **does** warrant a Chapter 527 analysis, the application will need to include all of the items listed on the Rezoning Package Checklist. **This includes the fee, to be made payable to VDOT.**

For your reference, the required forms are attached. In addition, they can be downloaded at any time from the Planning Department website at

www.gloucester.va.info/planning or the VDOT Chapter 527 webpage at www.virginiadot.org/projects/chapter527. Hard copies of the forms are available in our office as well. In addition to forms, the VDOT website contains a great deal of information regarding Chapter 527 including the TIA regulations from the State Code as well as the administrative guidelines.

Please contact VDOT if you have any questions regarding the Chapter 527 TIA regulations. If you have questions regarding the information required by our office for submittal, please contact us at 804-693-1224.

Enclosures: Revised Chapter 527 Compliance Form
VDOT Landtrack Information Sheet
Rezoning Package Checklist

CC: Planning Department Staff
Brenda Garton, County Administrator
Ron Peaks, Director of Codes Compliance
Sean Trapani, VDOT Saluda Residency Administrator
Brett Cox, Area Land Use Engineer (South), VDOT- Fredericksburg District
Chad Brooks, Engineer I-Plan Reviewer, VDOT-Fredericksburg District

(*This policy was emailed in letter format to all surveyors and engineers in the Planning Department's database on July 19, 2011.)