



CITY OF DALLAS

## DEVELOPMENT SERVICES/ ENGINEERING WAIVER OF TRAFFIC IMPACT ANALYSIS

Applicant:	Telephone #:
Project Location:	
Lot/Block #:	MAPSCO #:
Description of Request:	
EXISTING Zoning: _____, Maximum trips/day: _____ based on existing Zoning.	
PROPOSED Zoning: _____, Maximum trips/day: _____ based on proposed Zoning.	

The Engineering Section has been requested to determine if a Traffic Impact Analysis (TIA) will be required for this zoning change. Based on the information provided to us, we have determined that a TIA is not required for the following reason(s):

- The proposal generates fewer than 1000 trips per day, and is NOT a school.
- The proposal consists of low/medium density residential uses and will not have a significant impact on the street system.
- The proposal generates more than 1000 additional trips per day; however, the street system will have sufficient capacity.
- The proposal generates more than 1000 additional trips per day; however, a previous study provides enough information for us to properly review the request.

<b>COMMENTS:</b>

Chief Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Elias K. Sassoon, P.E.

**NOTE: This waiver is valid for zoning applications submitted within 180 days of approval date.**

Form revision date : 2008.03.28

## TRAFFIC IMPACT WORKSHEET

This worksheet will help you determine if a Traffic Impact Study (T.I.S.) needs to be submitted with your zoning change request. **Please read the following paragraphs before filling out this worksheet.**

First, read all of the uses listed in column A and check the box to the right of each use that characterizes the proposed development.

Next, fill in the number of units or gross square footage of each use in column 'C' :

- \* If the development has a Number of Units, then multiply that number by the Trip Rate (column 'B' times column 'C') and indicate the total in column 'D',
- \* If the development has a Gross Square Footage, then divide the gross square footage in column 'C' by 1,000, then multiply the result by the Trip Rate in column 'B' and indicated the total in column 'D'.

Finally, total all the trips generated per day to the space at the bottom of column 'D'.

If the total exceeds 1,000 trips per day, then either a Traffic Impact Study (T.I.S.) or a Waiver of the T.I.S. is required with the zoning request. Traffic Impact Study waivers will be considered on a per case basis by the Director of the Department of Development Services. The Department of Development Services is located in the Oak Cliff Municipal Center at 320 E. Jefferson Blvd., Room 200 and can be reached by telephone at 214-948-4205. If a proposed project cannot be defined within the uses provided on this worksheet, contact the Department of Development Services for assistance. Finally, fill out the applicant and development information below the chart.

A Use		B Trip Rates <sup>1</sup>	C Number of Units/ SQ. FT.	D Trip Generated
Lodging	<input type="checkbox"/>	9.11 per room		
<b>Residential</b>				
Single Family	<input type="checkbox"/>	9.57 per dwelling unit		
Other	<input type="checkbox"/>	6.59 per dwelling unit		
<b>Industrial</b>	<input type="checkbox"/>	6.96 per 1,000 gsf		
<b>Office</b>				
Financial Institution w/o drive-in	<input type="checkbox"/>	156.48 per 1,000 gsf		
Financial Institution with drive-in	<input type="checkbox"/>	246.49 per 1,000 gsf		
Other: 10,000 gsf or less	<input type="checkbox"/>	26.59 per 1,000 gsf		
10,001-50,000 gsf	<input type="checkbox"/>	22.64 per 1,000 gsf		
50,000-100,000 gsf	<input type="checkbox"/>	15.58 per 1,000 gsf		
100,001-150,000 gsf	<input type="checkbox"/>	13.27 per 1,000 gsf		
150,001-200,000 gsf	<input type="checkbox"/>	12.08 per 1,000 gsf		
<b>Retail/ Personal Service</b>				
General Merchandise > 3,500 sq.ft.	<input type="checkbox"/>	177.59 per 1,000 gsf		
General Merchandise < 3,500 sq.ft.	<input type="checkbox"/>	863.10 per 1,000 gsf		
Restaurant w/o drive-in	<input type="checkbox"/>	158.37 per 1,000 gsf		
Restaurant with drive-in	<input type="checkbox"/>	722.03 per 1,000 gsf		
Other: 10,000 gsf or less	<input type="checkbox"/>	278.24 per 1,000 gsf		
10,001-50,000 gsf	<input type="checkbox"/>	215.39 per 1,000 gsf		
50,000-100,000 gsf	<input type="checkbox"/>	118.36 per 1,000 gsf		
100,001-150,000 gsf	<input type="checkbox"/>	91.46 per 1,000 gsf		
150,001-200,000 gsf	<input type="checkbox"/>	78.65 per 1,000 gsf		
Church	<input type="checkbox"/>	36.63 per 1,000 gsf		
School (1.29 Elem., 1.62 JH, 1.71 H.S.)	<input type="checkbox"/>	Per Student @ 22 Student/Class	25 Student/ JH & HS	
Day care	<input type="checkbox"/>	79.26 per 1,000 gsf		
<b>Wholesale/ Distribution/ Storage</b>				
Mini-warehouse	<input type="checkbox"/>	2.50 per 1,000 gsf		
Warehouse	<input type="checkbox"/>	4.96 per 1,000 gsf		
<b>Total trips generated</b>				

1. All rates are based on ITE Trip Generation Report, 7<sup>th</sup> edition, November 2003

2. These rates may change based on new data / publications, directional distribution and specific developments.

<b>Applicant</b>	<b>Phone Number</b>
<b>Location</b>	<b>Size (In Acres)</b>