

City of Cedar Hill

Public Works Department

Traffic Impact Worksheet

This worksheet will help you determine if a Traffic Impact Analysis (T.I.A.) needs to be submitted with your proposed development. **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 Analysis (T.I.A.) or a Waiver of the T.I.A. is required. Traffic Impact Analysis waivers will be considered on a per case basis by the Director of Public Works.

The developer is obligated to implement the recommended mitigation measures as shown on the T.I.A.

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

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

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

Applicant	Phone Number
Location	Size (in Acres)



PUBLIC WORKS DEPARTMENT WAIVER OF TRAFFIC IMPACT ANALYSIS

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

The Public Works Department has been requested to determine if a Traffic Impact Analysis (TIA) will be required for this proposed development project. Based on the information provided to us, we have determined that a TIA is not required for the following reason(s):

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

COMMENTS:

Public Works Director: _____ Date: _____

☐ Approved ☐ Not Approved

NOTE: This waiver, if approved, is valid for the development projects within 180 days of approval date of the Engineering plans or site plan.
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