VDOT Involvement in Land Use

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VDOT Involvement in Land Use – Why?
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• The Short Answer: $ 

• The Longer Answer: because of the Byrd Act of 1932
  – But that’s not really the whole story

• The Even Longer Answer: because land use generates traffic and highways provide access to land
  – Safety
  – Convenience
  – Economic Development
VDOT Land Use-Related Programs

• Local/State Plan and Program Consistency
  – Review local comp plan transportation plan (and amendments)
  – Controlled by § 15.2-2223

• Traffic Impact Analysis (Chapter 527)
  – Provide traffic information on land use proposals
  – Controlled by § 15.2-2222.1 and 24 VAC 30-155

• Secondary Street Acceptance Requirements
  – Requirements for streets to be accepted by VDOT
  – Controlled by § 33.2-334 and 24 VAC 30-92

• Access Management
  – Regulate entrances/connections to state highways
  – Controlled by § 33.2-197 to § 33.2-199 and 24 VAC 30-73

• Land Use Permits
  – Regulate activities allowed to occur on highway R/W
  – Controlled by 24 VAC 30-151 (mostly)

• Junkyard and Outdoor Advertising Control
  – Controlled by Chapter 12 of Subtitle 2 of Title 33.2
Manuals and Guidance Documents

http://www.vdot.virginia.gov/info/transportation_and_land_use.asp
Local/State Plan and Program Consistency (Chapter 729)

http://www.vdot.virginia.gov/info/local-state_plan_and_program_consistency.asp

Contact:
Darrel Johnson
Plan and Program Consistency

Localities to submit Transportation Plans (and plan amendments) to VDOT for review

- Transportation Plan is the transportation portion of the Comprehensive Plan
- VDOT reviews for consistency with VTrans, SYIP, CTB location of routes
  - Consistency means
    - CoSS designations included in Transportation Plan
    - Widening of Major Collectors and above listed in SYIP included in Transportation Plan
    - Projects with CTB location decisions included properly in Transportation Plan
    - Transportation Plan does not include something that would prevent above items
  - VDOT has 45 days to respond to locality
Traffic Impact Analysis Regulations (Chapter 527)

http://www.virginiadot.org/projects/chapter527/default.asp

Contact: Brad Shelton
Traffic Impact Analysis

Land development proposals to be submitted

- Comp Plan actions which “substantially affect transportation”
  - 5,000 additional trips per day; or
  - Materially alter future transportation infrastructure, travel patterns, ability to improve facilities
- Zonings which can be expected to generate
  - 5,000 trips per day (standard threshold)
  - 400 trips per day and at least equals existing traffic on road (for residential development only, low volume road threshold)
- Dependent upon location for rezoning
  - All items meeting above in localities where VDOT maintains the roads
  - Within 3,000 ft of connection to VDOT-maintained highway (within non-VDOT locality)
- Exception: Rezoning that does not increase allowable trips (daily and peak hour) over those allowed under existing zoning
Secondary Street Acceptance Requirements

http://www.virginiadot.org/projects/ssar/

Contact:
Lynne Wasz
Secondary Street Acceptance Requirements

Sets out requirements for new streets to come into secondary system

- Does not apply to
  - VDOT-funded projects
  - Grandfathered development (that is covered by Subdivision Street Requirements)

- Street design
  - Road Design Manual
    - Appendix A for functional classification greater than local
    - Appendix B for SSR
    - Appendix B(1) for SSAR
    - Appendix B(2) for Multimodal Activity Centers (in certain localities)
  - Pavement Design Guide for Subdivision and Secondary Roads

- Other critical provisions
  - Connectivity
  - Pedestrian accommodation
Access Management

http://www.virginiadot.org/projects/accessmgt/default.asp

Contact:
Brad Shelton
Access Management Regulations

Regulate entrances and connections to state highways

- **Private entrance (§ 33.2-240)**
  - 2 private homes, field entrance, low-volume utility use (less than 10 trips per day)
  - No sight distance requirement

- **Low Volume Commercial Entrance (§ 33.2-241)**
  - Up to 50 VPD
  - Stopping sight distance required
  - Uses private entrance design standards (including spacing)

- **Commercial Entrance (§ 33.2-241)**
  - All other entrances
  - Intersection sight distance required (may be waived to stopping sight distance)

Regulations and design standards include connection spacing requirements.
Land Use Permits


Contacts:
Mutaz Alkhadra
Keith Goodrich
Land Use Permits – 24 VAC 30-151

Permits needed for any activity (except travel) on VDOT Right of Way

- District-wide permits
  - Utility service connections
  - Logging entrances (temporary)
  - Surveying
- Utility permits
- Entrances
- Assorted activities
  - Parades and races that block or stop traffic
    - Motorcycle rides and similar activities do NOT need permits
  - Signs
    - School speed limits
    - Memorials
  - Mobile food vending
Transportation and Land Use Example

“Macro” level

- Location of multimodal development area/UDA/high density area
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