

SUMMARY OF REVISIONS

“Procedures and Principles for GRTA Development of Regional Impact Review”

Overall Change throughout document

- Changed DRI Committee to Land Development Committee
- Removed word ‘appropriate’ from reference to ‘appropriate RDC’
- Removed word ‘professional’ from ‘GRTA professional staff’
- Removed word ‘affected’ in such instances as ‘affected RDC’

Section 1-201. Definitions

- Area of Influence changed from 6 miles to 3 miles
- Update DCA Rules adoption date to latest adopted version
- Add site plan as part of DRI Review Package
- Defined Land Development Committee
- Plan of Development updated to include the infrastructure necessary to support the development

Section 1-202. Rules of Construction

- Legal holiday replaced with observed State of Georgia holiday

Section 1-502.B Qualifications

- Added a section to identify how to determine if a transit served area could be classified as a Transit Enabled Area

Section 2-202 Expedited Review

- 2-202.A. Added a notation for encouraging the Methodology Meeting prior to the Pre-Application Meeting for projects seeking an Expedited Review
- 2-202.B. Allow a project to be switched to an Expedited Review after the Pre-Application Meeting
- 2-202.C. Changed the name of the Letter of Understanding in the Expedited Review to Staff Report and Recommendation. Purpose for the change is because with this document, staff releases their recommendation and proposed conditions. The name is now reflective of the same document in the Non-Expedited Review.
- 2-202.C. Allow for the scheduling of a Staff Report and Recommendation Meeting to discuss proposed conditions in an Expedited Review
- 2-202.D. Corrected the Executive Director decision date from 5 to 10 days
- 2-202.G. Corrected a reference to DCA rules
- 2-202.H. Allow appeal of Expedited Review by local government as well as applicant
- 2-202.H. Require appeal within 5 days of issuance of an Expedited Review NOD to align with requirement of a Non-Expedited Review NOD
- 2-202.I. Addition of language concerning future site plan alterations to a project reviewed through Expedited Review. Any change must not impact the means by which Expedited Review was achieved.

SUMMARY OF REVISIONS TO GRTA P&P Document

- 2-202.J. Addition of language concerning the inability to implement conditions required by Expedited Review. If conditions can not be implemented, then the project must be re-reviewed as a Non-Expedited Review.

Section 2-204. Non-Expedited Review

- 2-204.B. Changed submittal timeline to coincide with requirements of publishing Land Development Committee agenda

Section 2-301. Analysis of GRTA DRI Review Package

- 2-301.A. Corrected reference to the Non-Expedited Review Criteria in the *Procedure and Principles* document
- 2-301.B. Changed timeline to require release of Technical Analysis within 10 days of COC
- 2-301.C. Revised reference to DCA rules to most current rules

Section 2-302. GRTA Staff Report and Recommendation

- 2-302.A. Changed review timeline to require release of Staff Report within 20 days of COC
- 2.302.B. Corrected reference to the Non-Expedited Review Criteria

Section 2.304. Staff Report and Recommendation Meeting

- Addition to require a Staff Report Meeting to discuss proposed conditions

Section 2-401. Approval or Denial of an Application for GRTA DRI Review

- Corrected multiple references to Non-Expedited Review Criteria

Section 2-501. Appeal Authorized

- Clarification of 5 'working' days to apply for an appeal after release of NOD
- Clarify that no action may be taken to progress the DRI during the appeal period

Section 2-503. Consideration of Appeal or Request for Review

- For scheduling an appeal with the LDC, must be done 10 days prior to the next LDC meeting to allow for placement on LDC agenda and for staff preparation

Section 2-701. Notice of Decision Revision Process

- Addition of a new process for revision previously released NOD's (40 day process)
- 10 days to certify the submittal complete
- 20 days to release a staff report
- If decision is to revise, 10 days for release of Revised NOD

Section 3-101. General Criteria Applicable to All Proposed DRIs

- Amended current criteria to be more responsive to the objectives of the DRI program. Included in the criteria are Accessibility, Connectivity, Access Management, Regional Policies and Adopted Plans, and Local Standards Supporting Regional Policies

Section 3-102. Criteria for Expedited Review

SUMMARY OF REVISIONS TO GRTA P&P Document

- 3-102.B.1. Added stipulation for submittal of a trip generation memo for projects with fewer than 1,000 trips
- 3-102.B.2. Added Expedited Review for projects with 1,001 to 3,000 daily trips
- 3.102.B.3. Added Expedited Review for projects with fewer than 100 PM peak hour weekday trips
- 3.102.C. Changed Mixed Use Expedited Review to reduce total trip reduction rate from 50% to 25%, eliminate requirement of Alternative Modes reduction, and require design elements on the site plan to ensure Mixed Use reductions are possible.
- 3.102.D.1 Area of Influence – Added requirements for consistency with RDP and allowing application in only certain areas of the region.
- 3.102.D.2 Changed the 6 mile road length to a 3 mile radius to define the Area of Influence
- 3.102.D.3 Eliminated the AOI allowance for 50% of work related SOV's within the AOI. The reason for this is the new RDP requirements would place these projects in jobs heavy areas. These projects should easily meet the 50% requirement.
- 3.102.E.3 Eliminated this option for Alternative Modes Expedited Review – the option was vague and never used to qualify a project for review
- 3.102.E.2 Refine the requirements of a project within a Transit Enabled Area
- 3.102.F. Allow an Expedited Review to a project that has a limited roadway network. In other words, the traffic analysis requires no additional intersections beyond what an Expedited Review traffic analysis would require.
- 3.102.G. Added an LCI Expedited Review. Requirements to prove adoption in the comprehensive plan of the local government, to show implementation by the local government, and a requirement that ARC, GRTA and the local government agree the project should be eligible for an Expedited Review.

Section 3-103. Criteria for GRTA Non-Expedited Review

- Amended the criteria based upon GRTA's DRI review objectives. New criteria are focused upon Vehicle Miles of Travel (mobility and air quality), Transportation and Traffic Analysis, and Relationship to Existing Development and Infrastructure.
- 3-103.C. Eliminate reference to Area of Influence which is no longer required for a Non-Expedited Review and Located within a Transportation Management Area (TMA)

Acknowledgements

- Deleted Acknowledgements section