



Limited Access Control

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Limited Access Control

- **Limited Access Highway is defined as extinguishing the abutting property's right to access the roadway that the land adjoins (§ 33.1-57)**
- **CTB has authority to designate, regulate, abandon, and discontinue limited access control (§ 33.1-58)**
- **VDOT must actually purchase these access rights from the abutting landowners as a part of a project's right of way acquisition, and these are recorded by deeds**

Limited Access Control

- **Limited Access Control features are established by the CTB usually following the project's public hearing based on the design recommendations and requirements**
- **Key control features are “beginning and ending points” and any “breaks” (openings) allowing for entrances, connector roadway, etc.**
- **The width of limited access right of way fluctuates with the design of the roadway**

Limited Access Control

Access Regulations

- **Required by General Assembly and established as 24 VAC 30-72 and 24 VAC 30-73**
- **Sets design standards for intersection, crossover and entrance spacing**
- **Indicates minimum spacing for an interchange to be 750' (urban) to 1320' (rural), and these are used to establish limited access limits**
- **Waivers are allowed for previous zoning actions, undue property impacts, etc.**

Limited Access Changes

Active Projects

- **New or redefined limited access features established by CTB following public hearing**
- **Chief Engineer can approve changes in width and general location but not begin/end points or create breaks (openings)**
- **CTB action is requested for changes in begin/end points and break locations**
- **Changes are initiated by VDOT**

Limited Access Changes

Completed Projects

- Internal VDOT policy, approved by CTB, in place between 1990 and 1997 (DPM 2-11)
- In 1997 policy was established by CTB through Administrative Code Process 24 VAC 30-400
- In November 2005, current policy 24 VAC 30-401 was approved by CTB
- Current policy is effective on a project “after a project is completed, finalized and serving its intended capacity”

Limited Access Changes

Completed Projects

Reasons for Changes

- **New Project**
 - **Current regulations make no exceptions for a new project construction**
 - **New CTB action needed for building a bridge over a limited access road (VDOT or local government project)**
 - **New CTB action needed for building or modifying project ramp or roadway**

Limited Access Changes

Completed Projects

Reasons for Changes

- **Outside Request**
 - Adjacent landowners request to reduce width of limited access right of way to make excess property available for purchase
 - Adjacent landowners request a limited access break to permit a new road connection/entrance
 - Adjacent landowners request for an emergency or incident management limited use access

Limited Access Changes

Completed Projects

24 VAC 30-401 Requirements

- All requested changes are reviewed and recommended by the Chief Engineer
- Letter or support from locality
- Global traffic analysis to be prepared by requestor when change will affect traffic (reviewed/approved by VDOT)
- Environmental analysis of the proposed change (reviewed/approved by VDOT)
- Air quality conformity review required in non-attainment areas
- Unless for public transportation purpose, requires a posted notice of Willingness for Public Comment

Limited Access Changes

Completed Projects

Procedure

- **VDOT staff reviews and recommends approval of required studies and proposed change, considering current and future transportation needs**
- **Chief Engineer advises CTB of recommendation and that there is no adverse effect on safety or operation of highway**
- **CTB action**
- **Requestor has 180 days to complete the transaction, obtain permits and pay compensation to VDOT**

Limited Access Changes

Completed Projects

Other Requirements

- **FHWA approval of limited access control changes on Interstate system**
- **Monetary compensation**
 - **VDOT will determine, by a property appraisal, when a limited access change has enhanced the value of the adjacent property and will receive compensation where such enhancement occurs**
 - **No compensation is required for locally administered projects providing improved transportation facilities**

Limited Access Changes

Potential Efficiencies

- Amend 24 VAC 30-401 to except limited access control changes for VDOT sanctioned improvement projects provided project plans are approved by Chief Engineer
- Amend 24 VAC 30-401 to allow the Commissioner to waive the global traffic analysis, environmental analysis and public comment notice when change does not affect roadway operations or safety

Limited Access Changes

Questions