

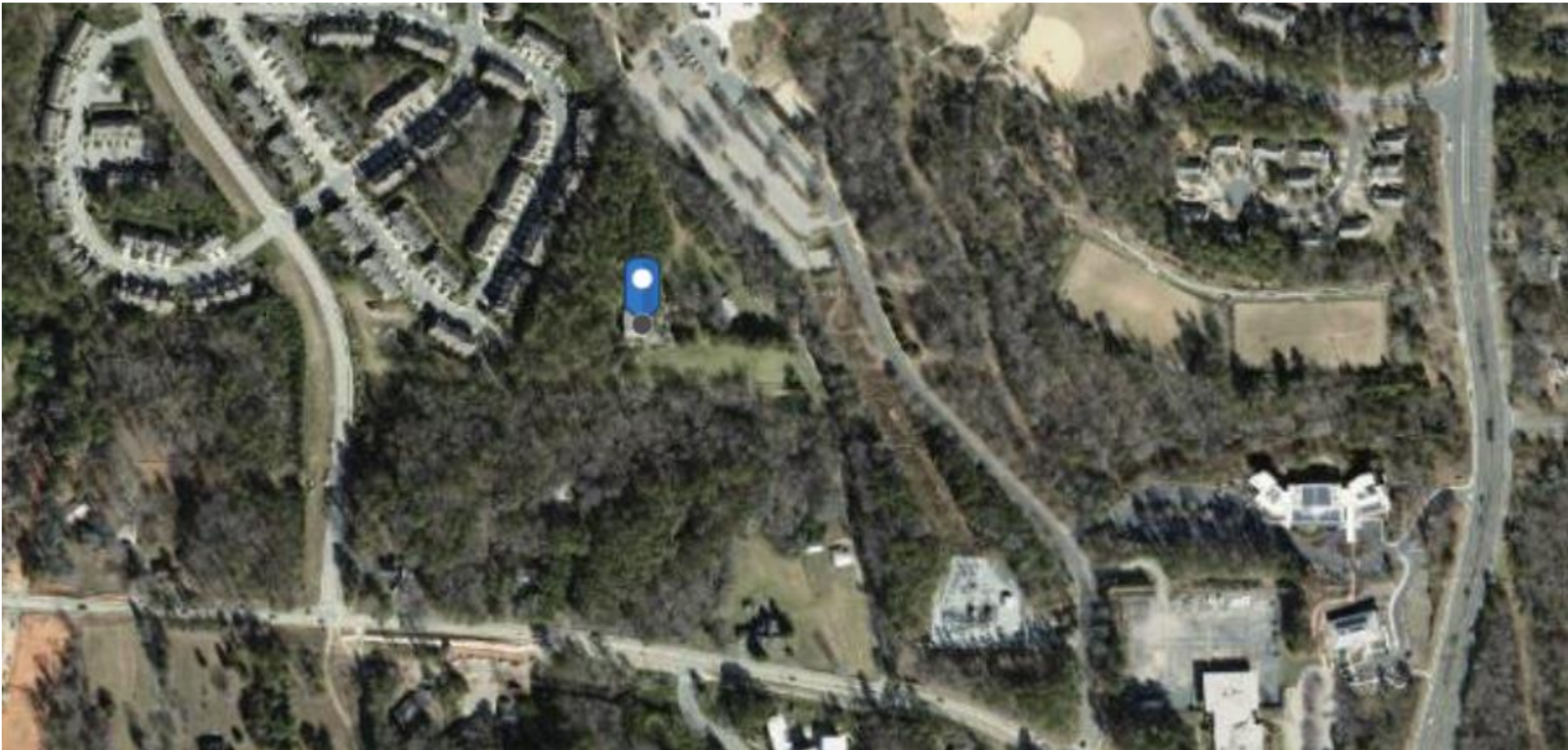


# TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

CONDITIONAL REZONING  
8.23.2022

## Stanat's Place

2516 Homestead Road, Chapel Hill, NC, 27516







# PROJECT SUMMARY

- Residential
- 47 townhome units
- Existing Zoning: R-2
- Proposed Zoning:  
R-5-CZD



**STANAT'S PLACE**  
Chapel Hill, North Carolina

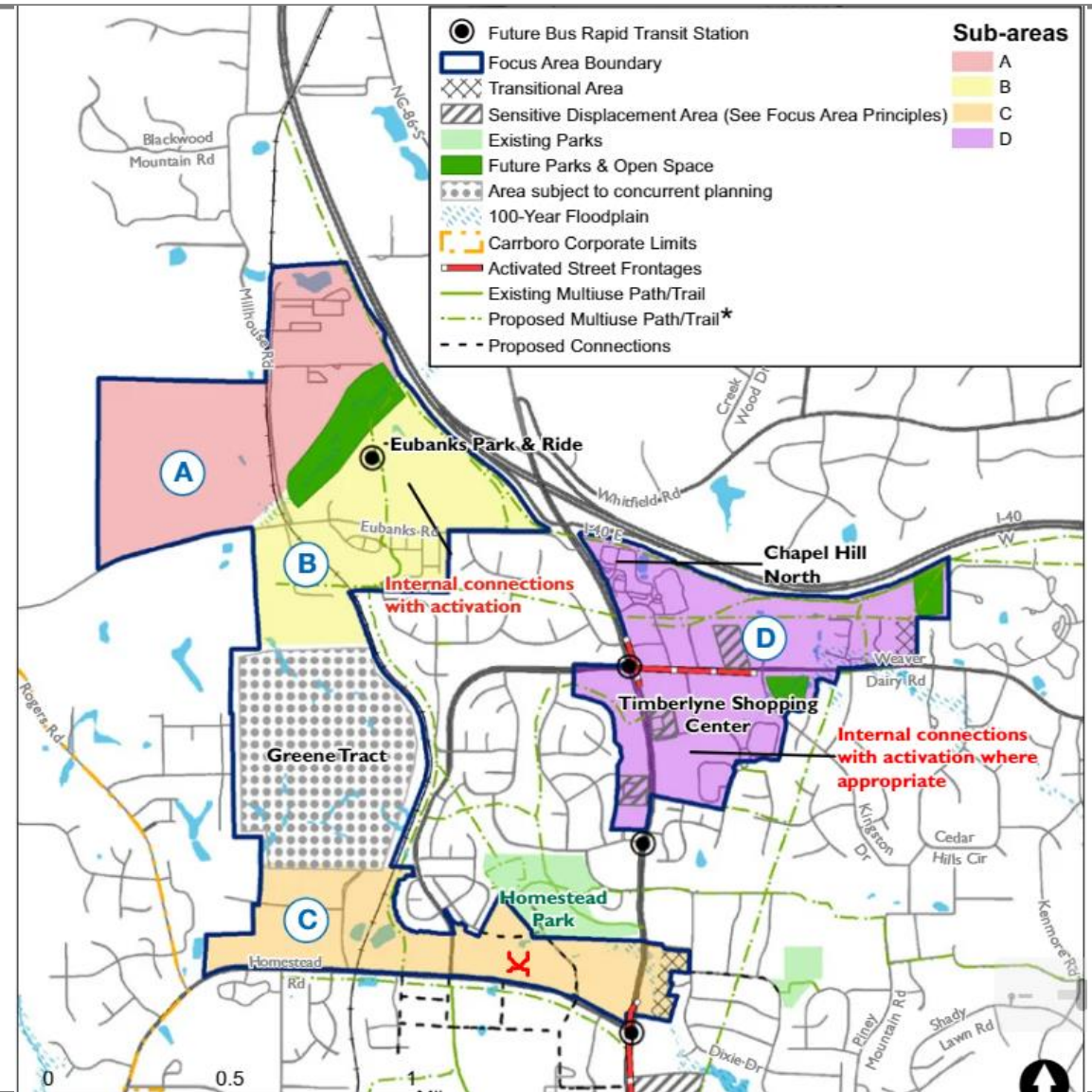
**Rendered Site Plan**  
Scale: 1" = 50'





# KEY POINTS - *Evaluation*

- Site is within FLUM Sub-Area C, North MLK Jr Blvd.
- Townhouses and residences are included as intended uses for the area
- An existing bus stop on Homestead Rd ~1/4 mile from the site. Future BRT stations within 1/2 mile

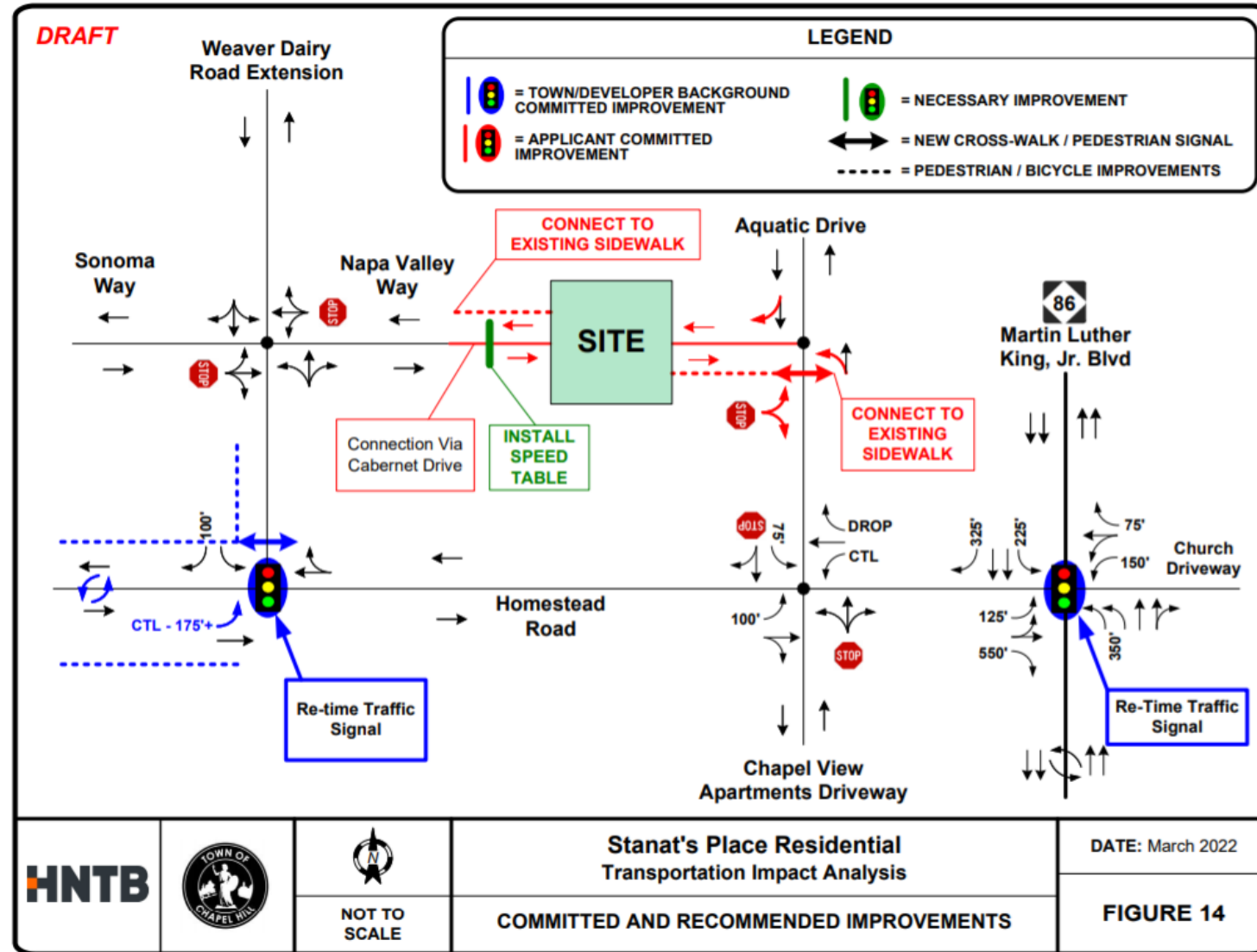






# KEY POINTS – Access

- ❑ Primary access via Aquatic Drive, an additional connection to Cabernet Drive is also recommended.
- ❑ Traffic signals will be re-timed at the intersection of MLK/Homestead and Weaver Dairy Ext./Homestead.
- ❑ Internal roads will have sidewalks on one side





# KEY POINTS - *Traffic Impact Analysis*

- ❑ Traffic counts are projected for 2026, the year after anticipated project completion
- ❑ No impacts on LOS from project
- ❑ Analysis included approved developments

**Table ES-2. Peak Hour Intersection Capacity Analysis Summary**

Intersections	Peak Hour	2022 Existing		2026 No-Build		2026 Build Two Access Points		2026 Build One Access Point		2026 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Homestead Road & Weaver Dairy Road Extension	AM	B	15.6	A	9.0	A	9.1	A	9.0	N/A	N/A
	NOON	B	14.2	B	10.4	A	9.8	B	10.0	N/A	N/A
	PM	B	16.4	B	13.2	B	13.0	B	13.4	N/A	N/A
Homestead Road & Aquatic Drive / Chapel View Apts Driveway <sup>#</sup>	AM	A	7.7	A	8.2	A	8.9	A	9.6	N/A	N/A
	NOON	A	6.2	A	6.7	A	7.3	A	7.5	N/A	N/A
	PM	A	7.5	A	9.1	A	9.4	B	10.4	N/A	N/A
Homestead Road & NC 86 (Martin Luther King, Jr. Boulevard)	AM	B	17.0	B	14.2	B	14.4	B	14.3	N/A	N/A
	NOON	B	19.7	C	22.8	C	23.1	C	23.2	N/A	N/A
	PM	B	16.5	B	17.6	B	18.0	B	18.1	N/A	N/A
Weaver Dairy Road Extension & Sonoma Way / Napa Valley Way <sup>#</sup>	AM	A	8.3	A	8.8	A	9.1	A	8.6	N/A	N/A
	NOON	A	5.7	A	5.9	A	6.2	A	5.8	N/A	N/A
	PM	A	7.5	A	8.5	A	8.9	A	8.0	N/A	N/A
Aquatic Drive & Proposed Site Driveway <sup>#</sup>	AM	N/A	N/A	N/A	N/A	A	4.5	A	4.5	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	A	4.6	A	4.5	N/A	N/A
	PM	N/A	N/A	N/A	N/A	A	4.6	A	4.5	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

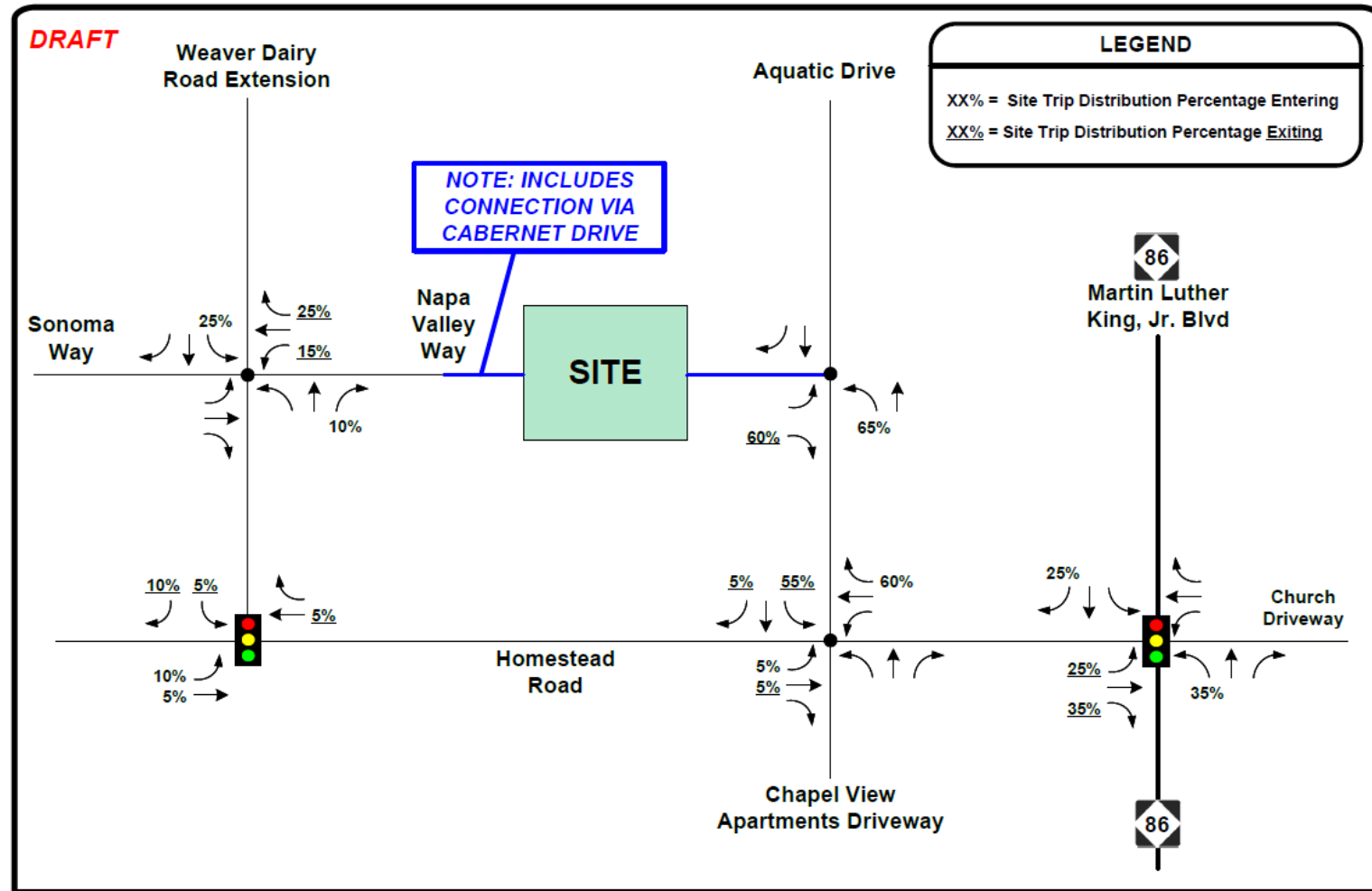
**BOLD/ITALICS** – Critical Movement or Overall Intersection Requires Mitigation Per Town TIA Guidelines

# - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement



# KEY POINTS – TIA & Connectivity

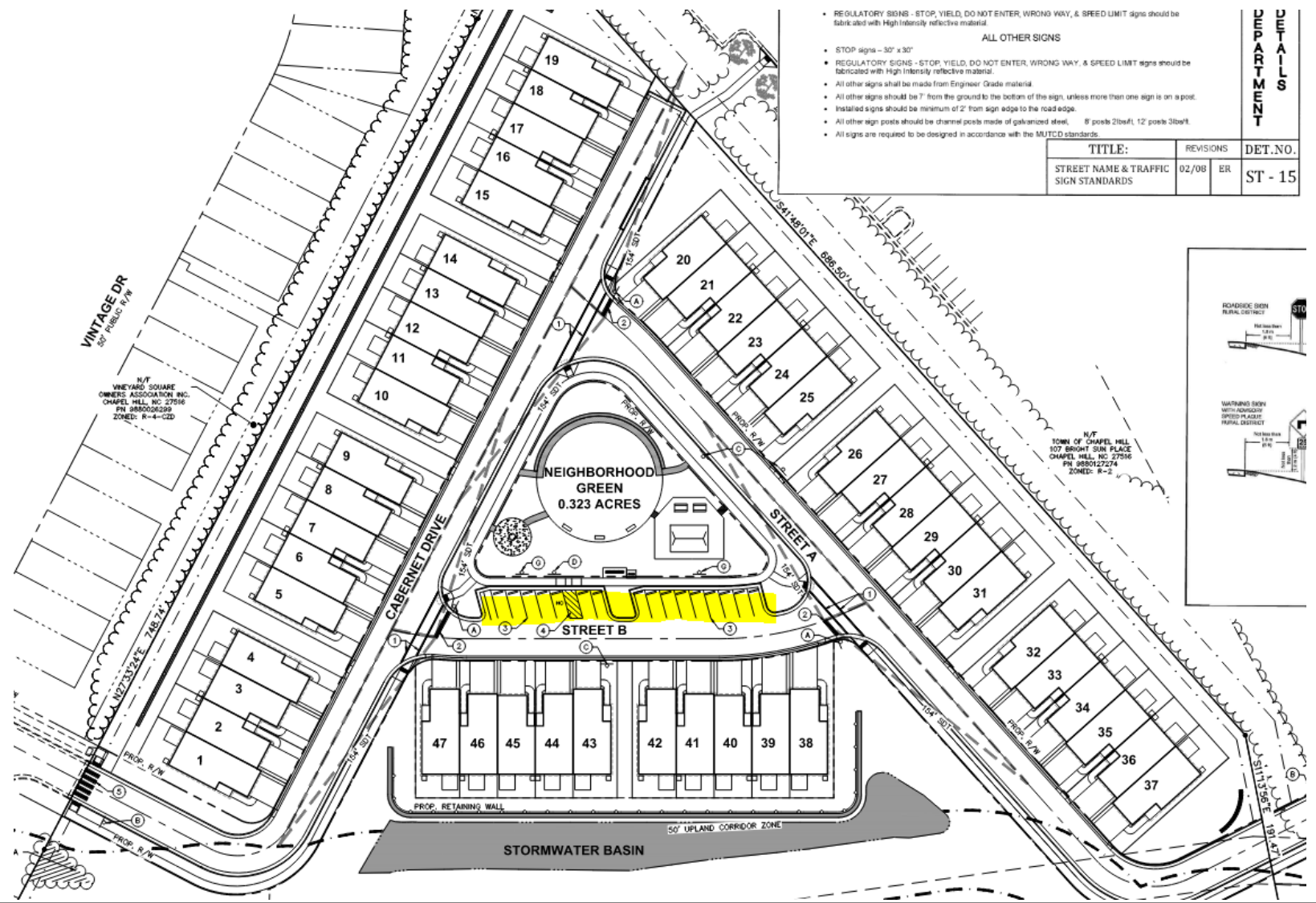
- ❑ TIA found proposed connection “between the site and Cabernet Drive is not expected to cause excessive additional traffic demands” through the adjacent neighborhood, “nor conversely to attract excessive traffic demand from the existing neighborhood through the development.”
- ❑ TIA recommends connection to Cabernet Drive be constructed – it is “necessary for adequate transportation network operations and safety.”





# KEY POINTS - *Parking*

- ❑ Provided Parking: 206 spaces – 18 street, 94 in garages, 94 in driveways
- ❑ 12 bicycle parking spaces







# RECOMMENDATION

- Recommend approval of Resolution A or Resolution B (denial) to the Town Council
- Recommend approval or denial of Ordinance A to the Town Council

