



TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

CONDITIONAL REZONING
8.23.2022

710 North Estes

710 N. Estes Drive, Chapel Hill, NC, 27514





RECOMMENDATION

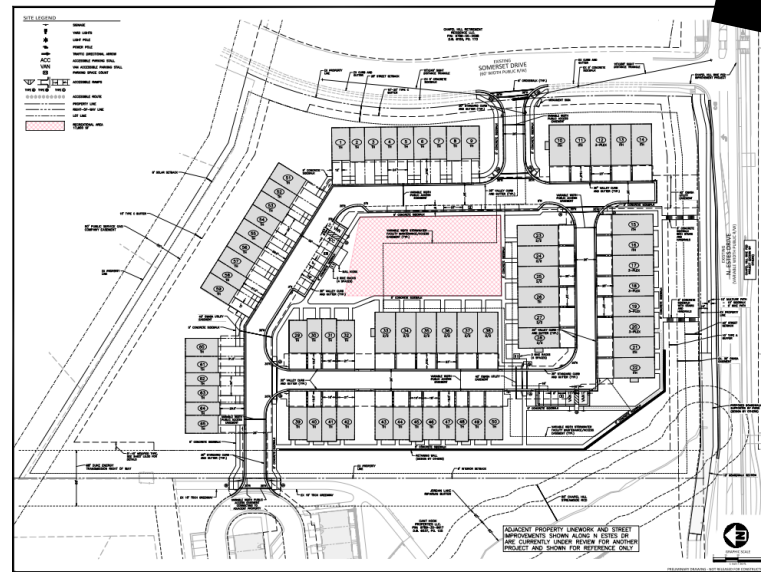
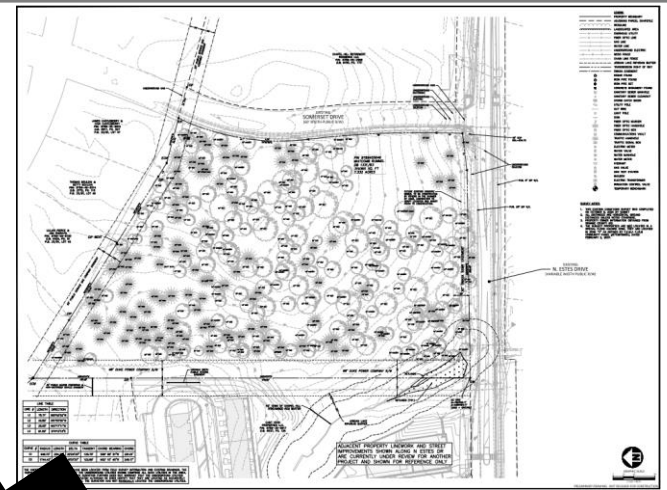
- Recommend approval or denial of Ordinance A to the Town Council





PROJECT SUMMARY

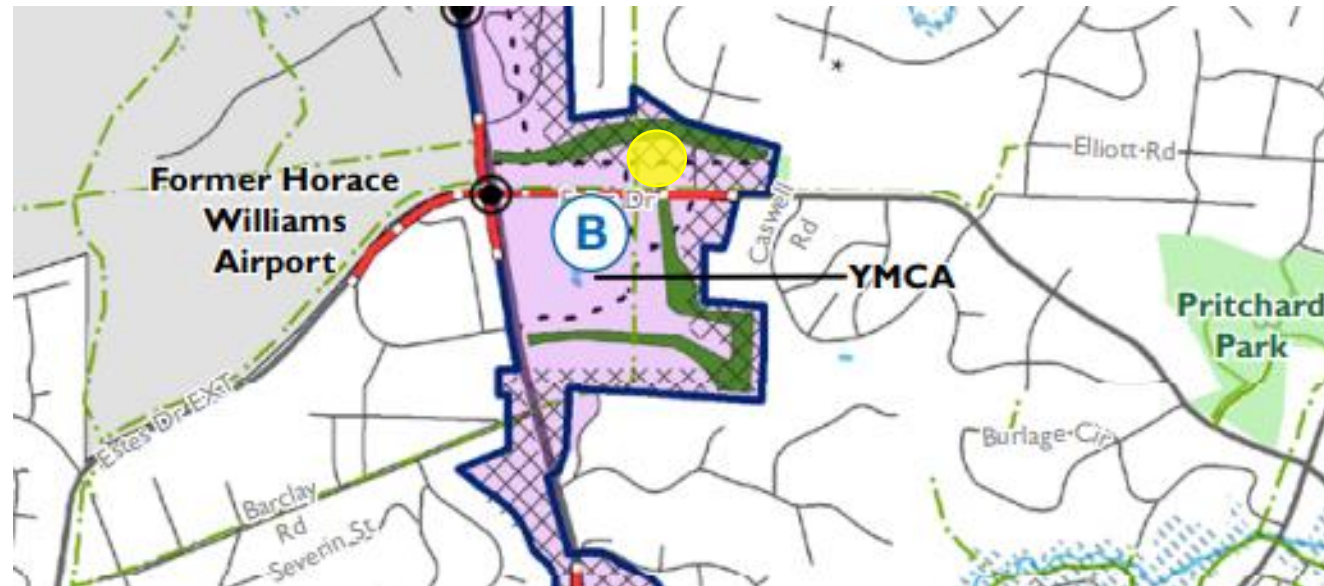
- ❑ Proposed townhome development
- ❑ 95 units, up to 60' tall
- ❑ Existing Zoning: R-2
- ❑ Proposed Zoning: R-5-CZD





KEY POINTS-*Evaluation*

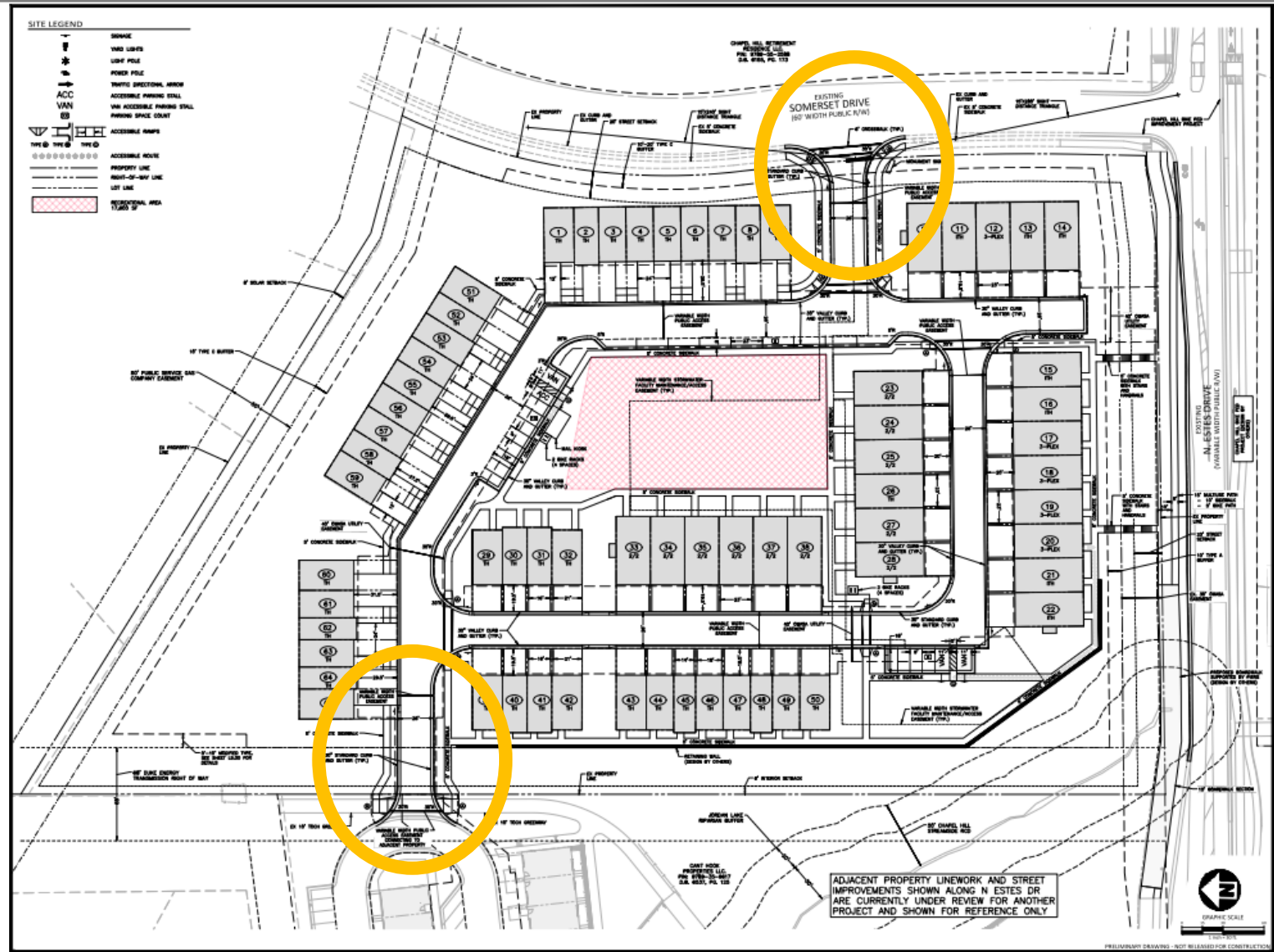
- In the South MLK Boulevard focus area
- FLUM has townhomes as a “secondary use”
- Within 500 feet of bus stops at Estes and Somerset
- Within half-mile of proposed NSBRT stop





KEY POINTS-*Road Access*

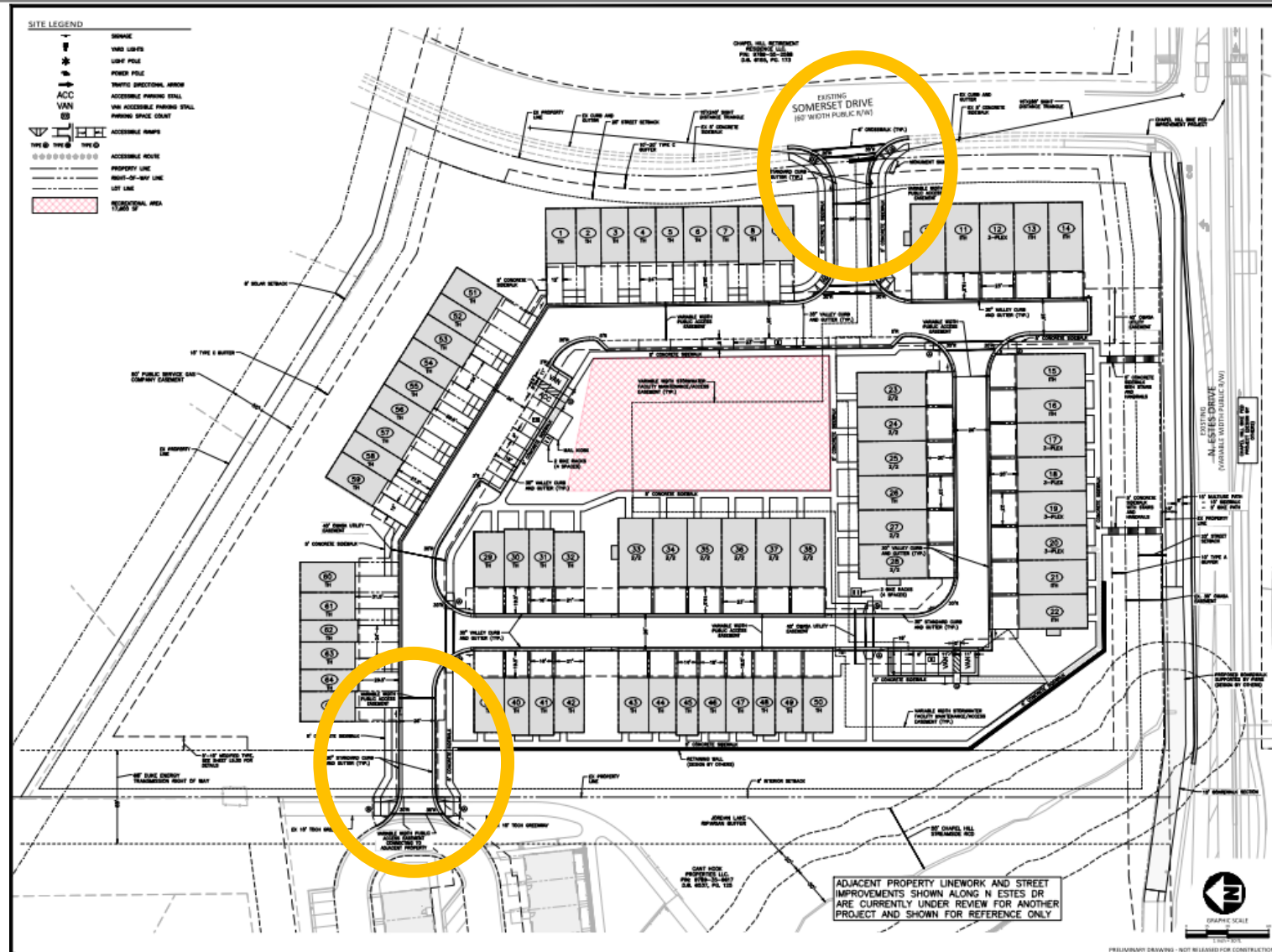
- ☐ Connections to Somerset Drive and to Aura's internal streets (direct connection to MLK)
- ☐ Payment-in-lieu for traffic signal at Somerset Drive and Estes Drive
- ☐ Town already constructing turn lane into Somerset Drive





KEY POINTS-*Bike-Ped Access*

- Continuation of Estes Drive improvements along frontage
- Boardwalk across stream along Estes Drive
- Internal sidewalks connecting to Somerset and Aura



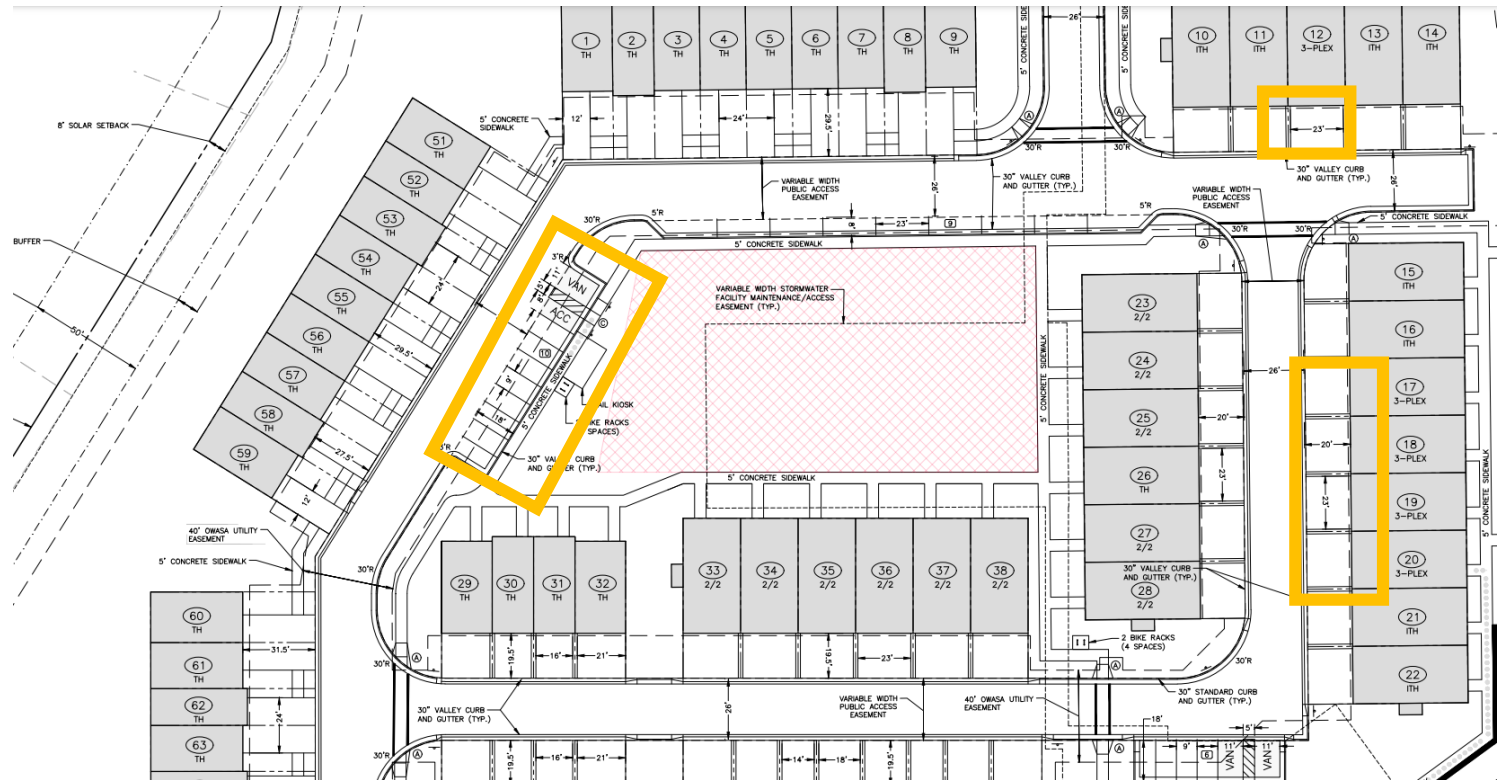


KEY POINTS-*Parking*

(Parking minimums and maximums for 3-plex buildings only)

- Parking Minimum: 19
- Parking Maximum: 25
- Provided Parking: 20

- 8 bicycle parking spaces





KEY POINTS-*Traffic Impact Analysis*

- ❑ TIA found 295 daily trips from proposed development
- ❑ TIA recommended measures at MLK and Franklin intersections with or without development
- ❑ Traffic counts conducted in early 2020

Table ES-2. Peak Hour Intersection Capacity Analysis Summary

Intersections	Peak Hour	2022 Existing		2025 No-Build		2025 Build		2025 Build – Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Estes Drive and NC 86 (Martin Luther King, Jr. Blvd)	AM	C	33.9	D	36.6	D	36.6	C	33.7
	NOON	C	33.9	C	26.5	C	26.9	C	26.2
	PM	D	51.5	E	67.7	E	71.0	D	46.9
Estes Drive and Somerset Drive [#]	AM	B	10.7	B	12.4	B	12.7	N/A	N/A
	NOON	A	8.6	A	5.9	B	10.5	N/A	N/A
	PM	C	16.3	B	12.1	C	16.2	N/A	N/A
Estes Drive and Caswell Road	AM	B	13.8	B	12.4	B	12.5	N/A	N/A
	NOON	B	10.8	A	8.7	A	8.8	N/A	N/A
	PM	B	17.2	B	14.4	B	14.4	N/A	N/A
Estes Drive and E. Franklin Street	AM	C	30.1	D	40.6	D	39.7	D	35.7
	NOON	C	30.1	D	38.8	D	38.4	C	29.4
	PM	D	41.8	E	55.5	E	56.2	D	50.7
Somerset Drive and Proposed Site Driveway [#]	AM	N/A	N/A	N/A	N/A	A	4.3	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	A	4.3	N/A	N/A
	PM	N/A	N/A	N/A	N/A	A	4.3	N/A	N/A
Estes Drive and Proposed Aura Full Access Driveway [#]	AM	N/A	N/A	C	16.2	C	17.5	N/A	N/A
	NOON	N/A	N/A	B	13.7	B	14.1	N/A	N/A
	PM	N/A	N/A	D	30.3	D	28.9	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) and Proposed Aura (RIRO) Driveway [#]	AM	N/A	N/A	A	7.0	A	7.1	N/A	N/A
	NOON	N/A	N/A	A	6.4	A	6.0	N/A	N/A
	PM	N/A	N/A	C	15.7	C	16.9	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

BOLD/ITALICS – Critical Movement or Overall Intersection Requires Mitigation Analysis Per Town TIS Guidelines

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



RECOMMENDATION

- ☐ Recommend approval or denial of Ordinance A to the Town Council

