



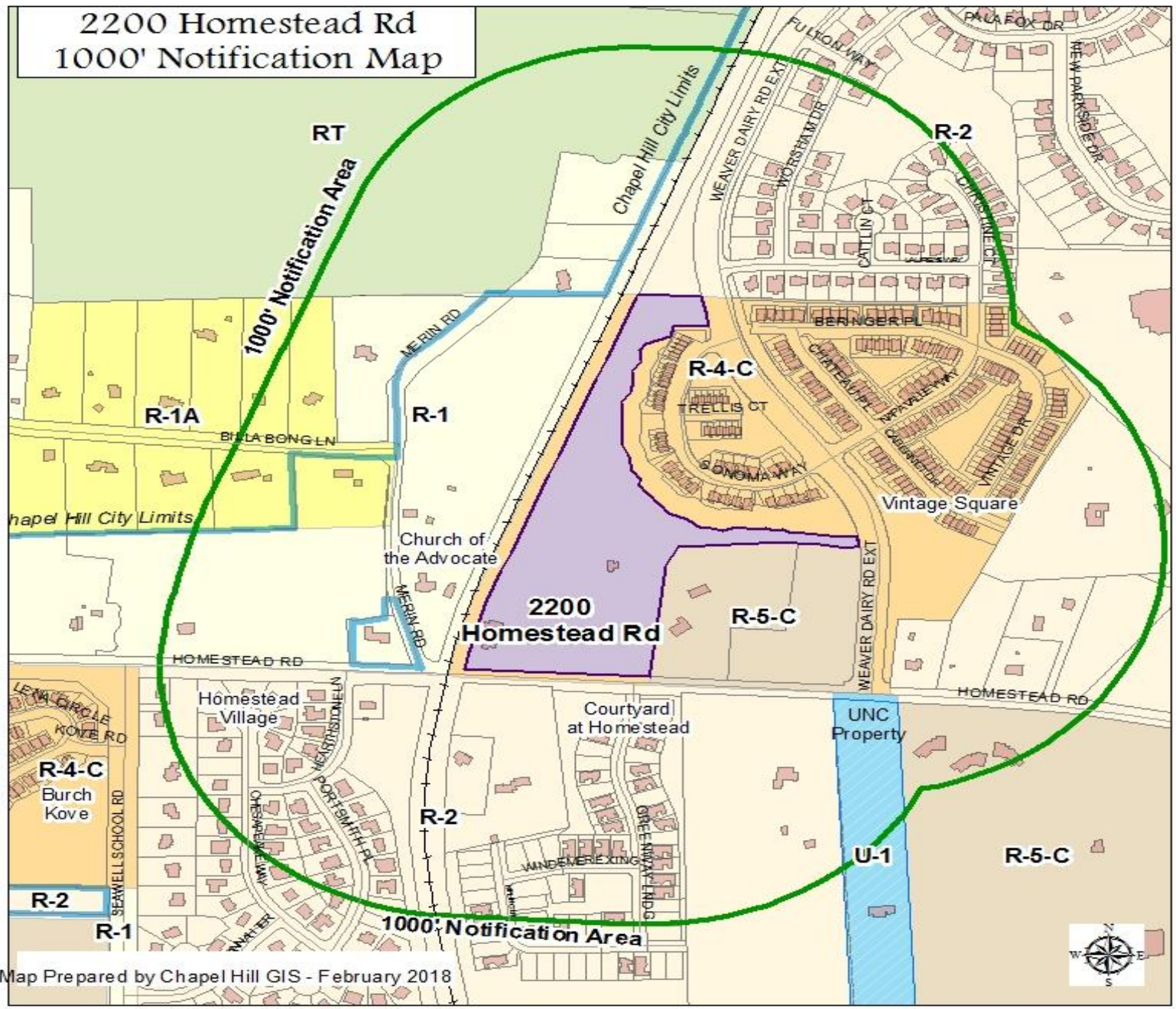
# Application for Conditional Zoning

2200 Homestead Mixed-Income

2200 Homestead Road

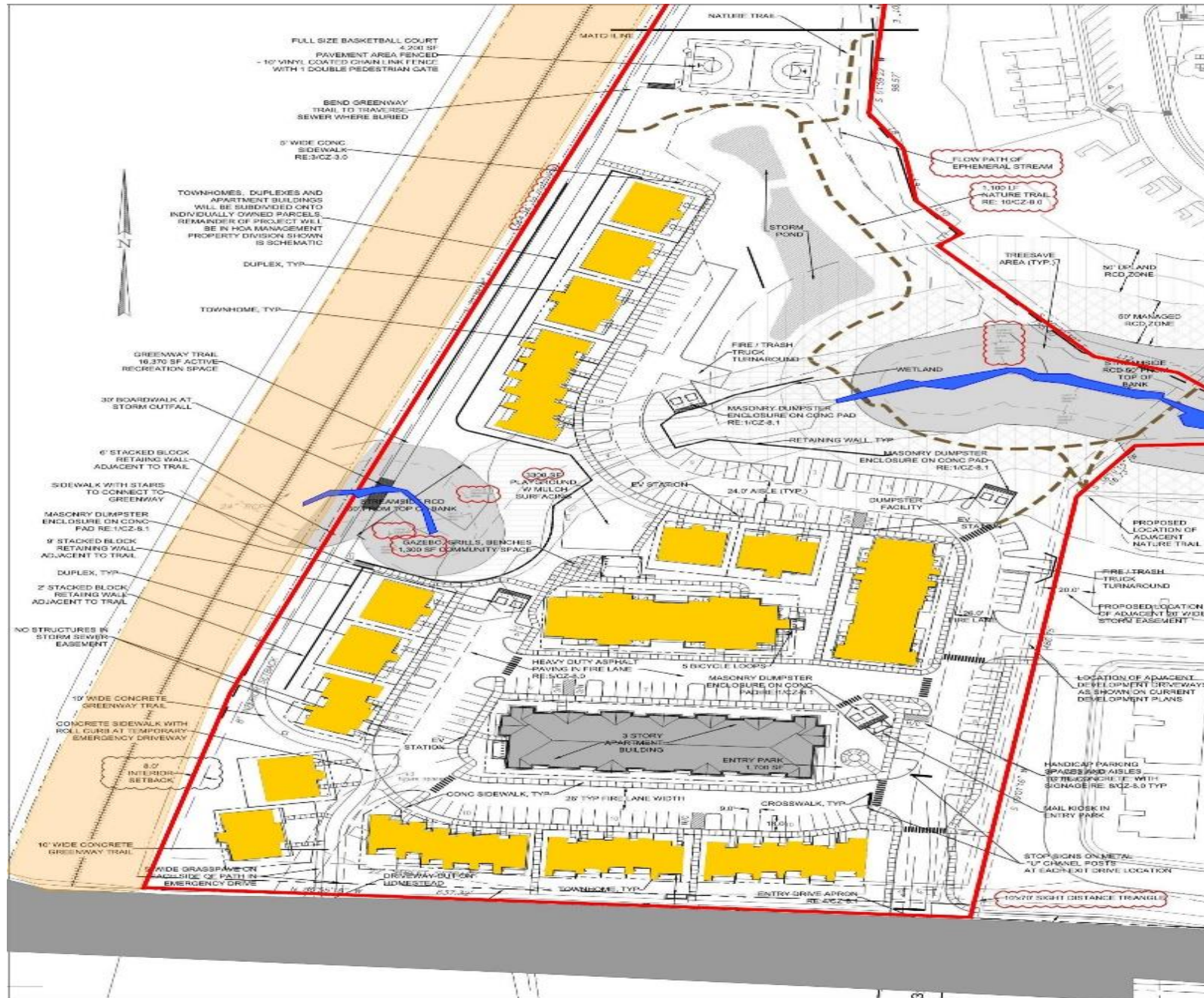
Transportation and Connectivity Advisory Board

March 23, 2021



# Overview

- 115-126 Units
  - Townhouses
  - Duplexes
  - Apartments
- 13.09 Acres
  - Existing Use:
    - Commercial

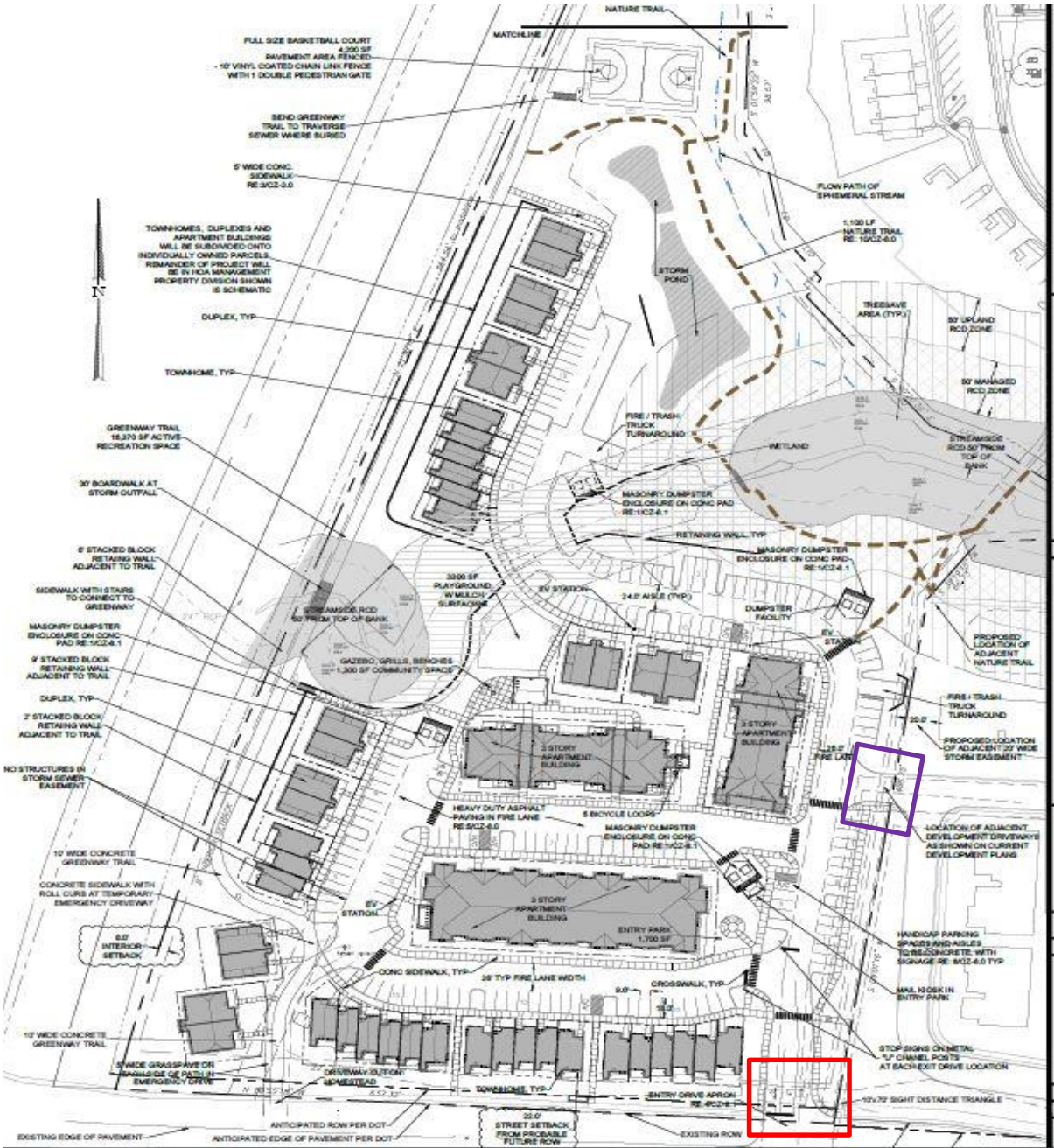


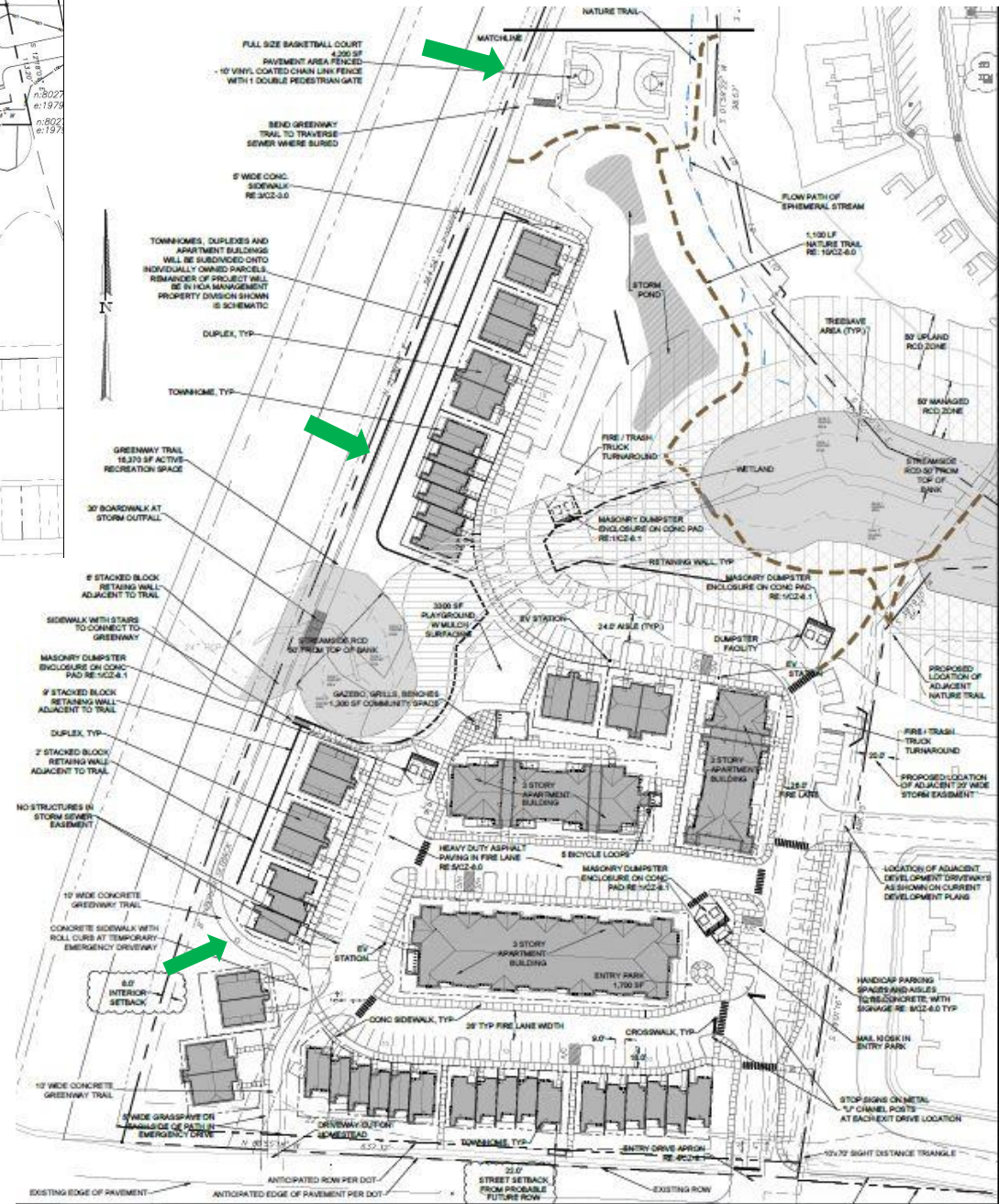
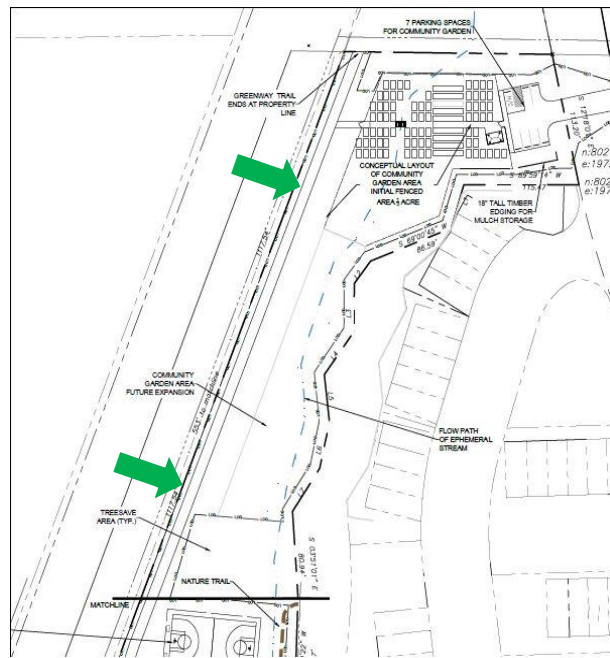


# Site details

## Vehicular Access

- Homestead Road
- **Full Access**
- Weaver Dairy Road Extension
- **Full Access**
- **Minor Street**





# Site details

## Bicycle Improvements

- 10' Multi-use Path
- Bicycle Fix-It Station Consideration





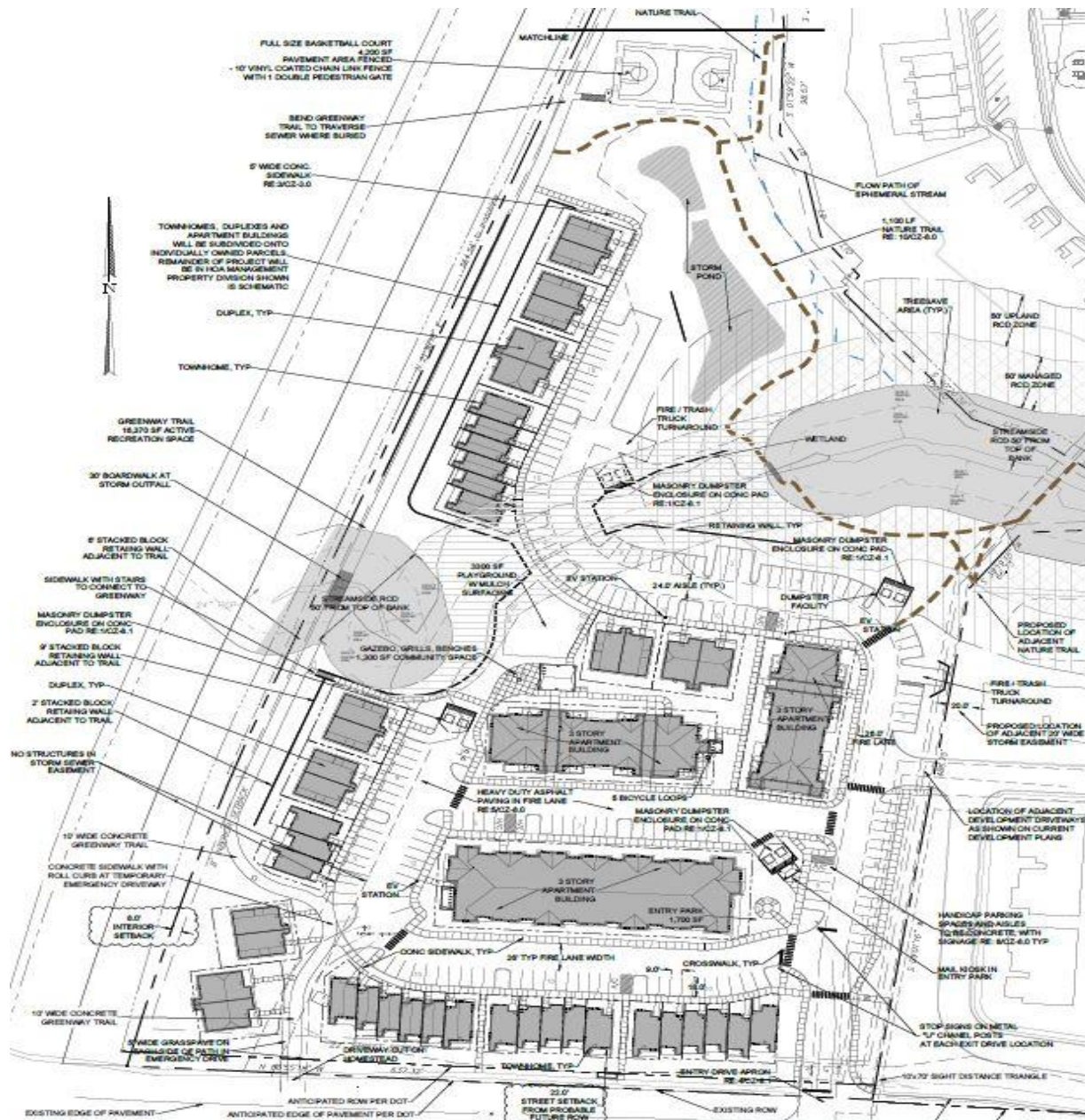
# Site details

## Traffic Impact Analysis

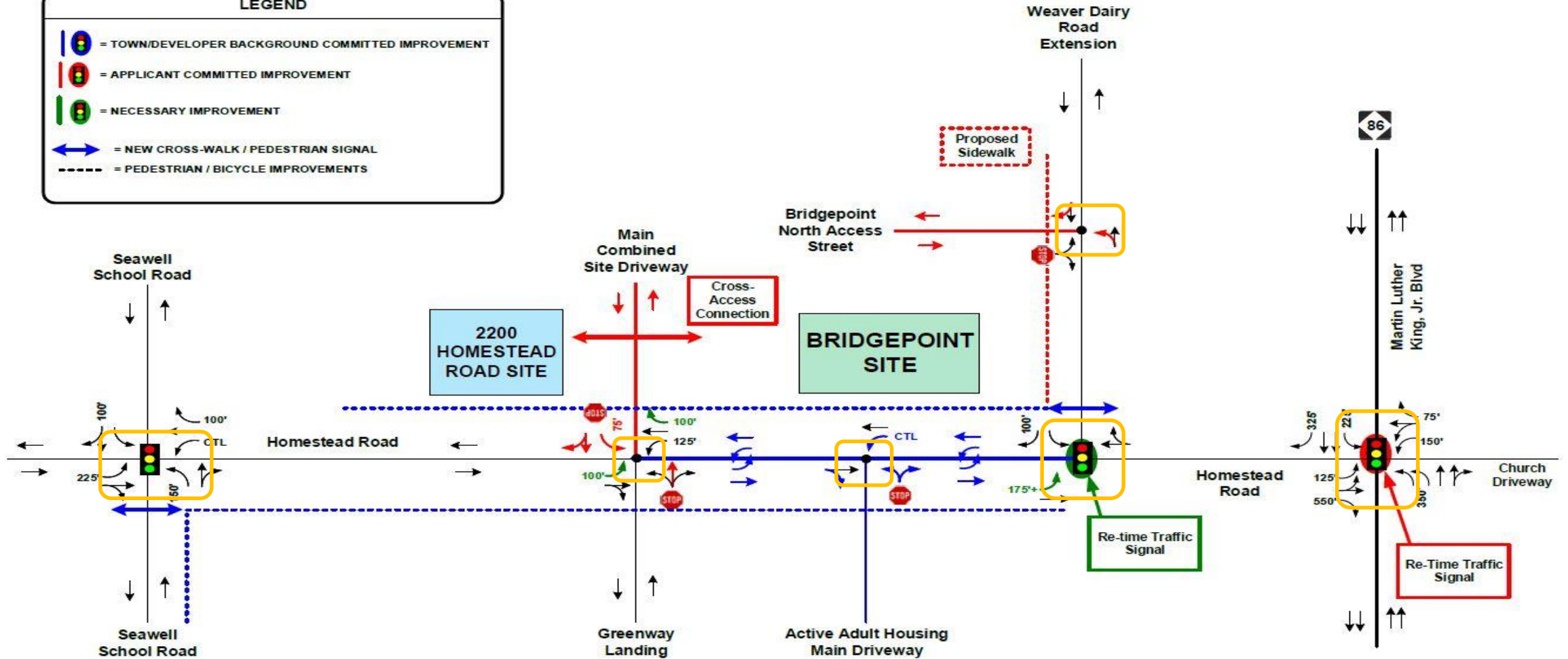
- Completed

## Parking Lot Standards

- Must meet Town Standards



# Traffic Impact Analysis



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

Intersections	Peak Hour	2020 Existing		2025 No-Build Bridgepoint (Build 2200 Homestead)		2025 Build Both Developments		2025 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Homestead Road & Seawell School Road	AM	C	34.0	D	37.9	D	38.3	N/A	N/A
	NOON	B	11.0	B	11.9	B	11.9	N/A	N/A
	PM	B	15.8	B	16.8	B	16.9	N/A	N/A
Homestead Road & Greenway Landing / Combined Main Site Driveway#	AM	C	17.0	<b>F</b>	<b>62.5</b>	<b>F</b>	<b>70.3</b>	N/A	N/A
	NOON	B	11.8	C	19.9	C	20.5	N/A	N/A
	PM	B	12.6	E	38.1	E	40.5	N/A	N/A
Homestead Road & Active Adult Housing Site Driveway#	AM	N/A	N/A	C	20.6	C	20.8	N/A	N/A
	NOON	N/A	N/A	B	12.1	B	12.2	N/A	N/A
	PM	N/A	N/A	B	14.2	B	14.4	N/A	N/A
Homestead Road & Weaver Dairy Rd Extension	AM	A	8.1	A	8.6	A	8.7	N/A	N/A
	NOON	A	7.1	A	7.9	A	8.0	N/A	N/A
	PM	B	12.2	B	14.3	B	15.3	N/A	N/A
Homestead Road & NC 86 (MLK Jr, Boulevard)	AM	C	24.6	C	27.9	C	28.6	N/A	N/A
	NOON	C	27.8	D	36.0	D	37.2	N/A	N/A
	PM	C	25.1	C	30.2	C	31.0	N/A	N/A
Weaver Dairy Road Extension & Bridgepoint North Site Driveway#	AM	N/A	N/A	N/A	N/A	B	13.2	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	10.0	N/A	N/A
	PM	N/A	N/A	N/A	N/A	B	12.2	N/A	N/A

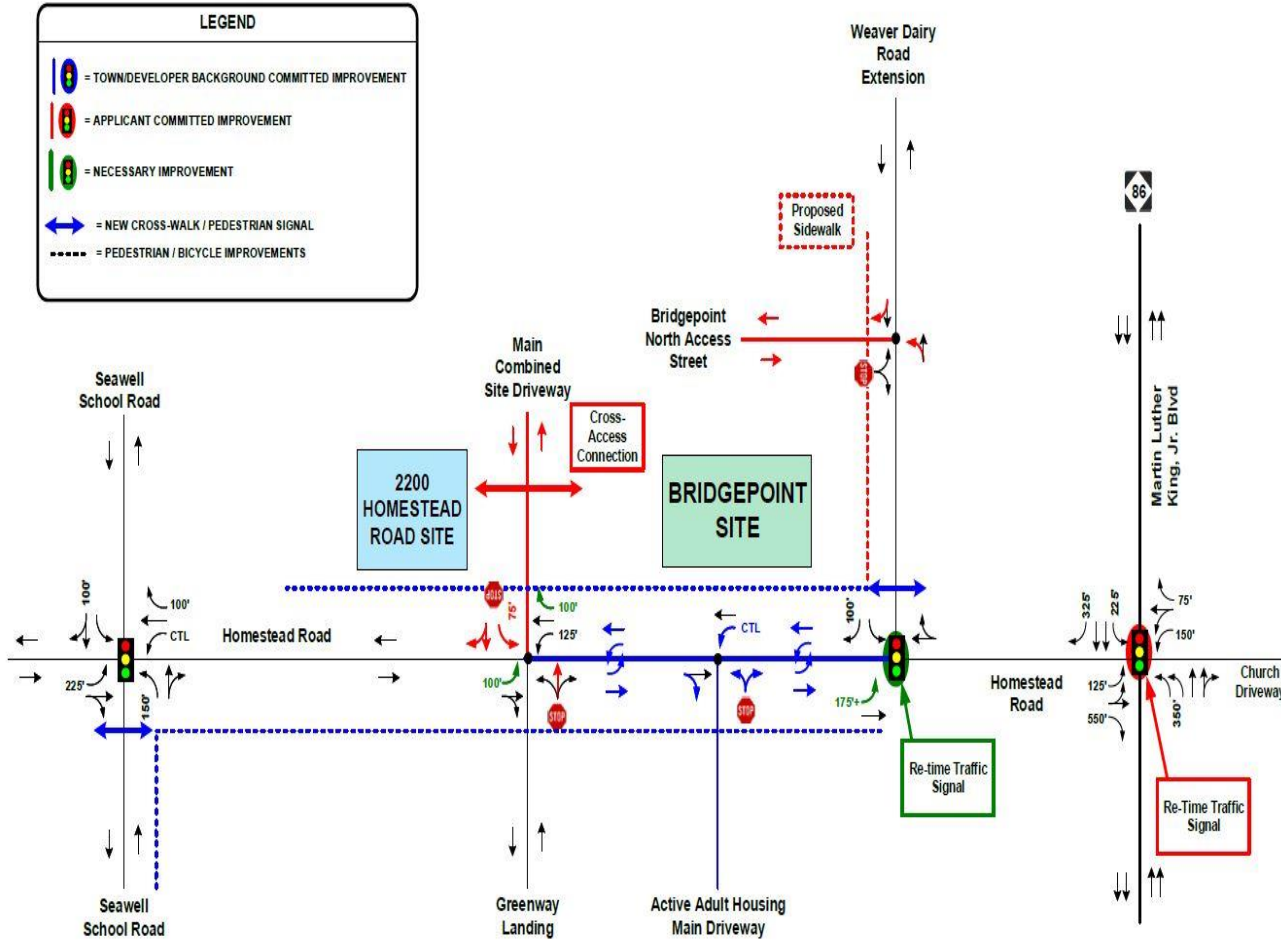
N/A – Not Applicable or No Improvements Necessary

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

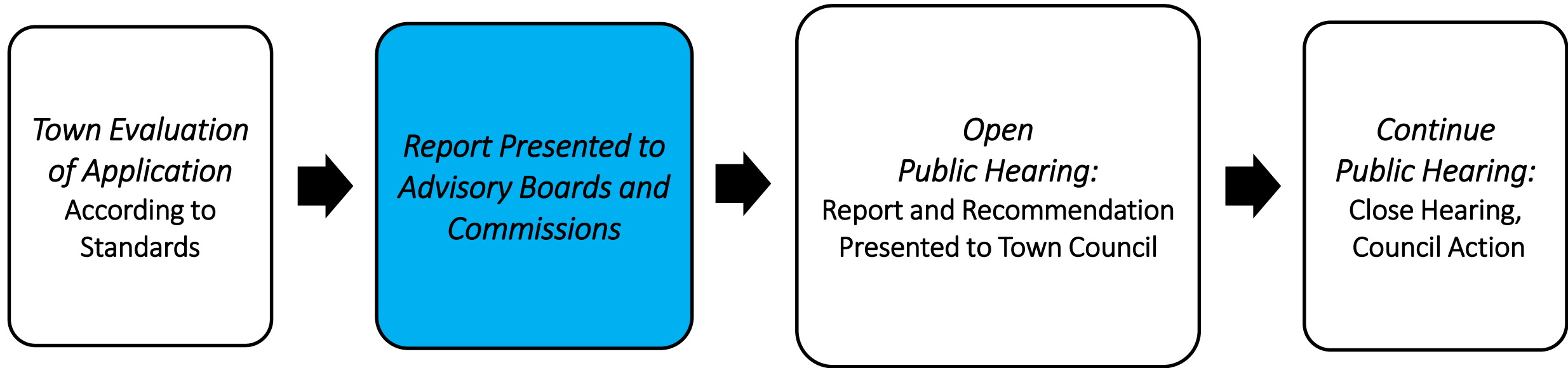
# - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

# Traffic Impact Analysis (continued)

- Recommendations
  - Retime the Homestead Road / Weaver Dairy Road Ext Traffic Signal
  - Provide a 175' Eastbound Right-Turn Lane
  - Provide a 100' Full eastbound Left-Turn Lane
  - Provide a 100' Westbound Feet Right-Turn Lane



# Process



# Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial