



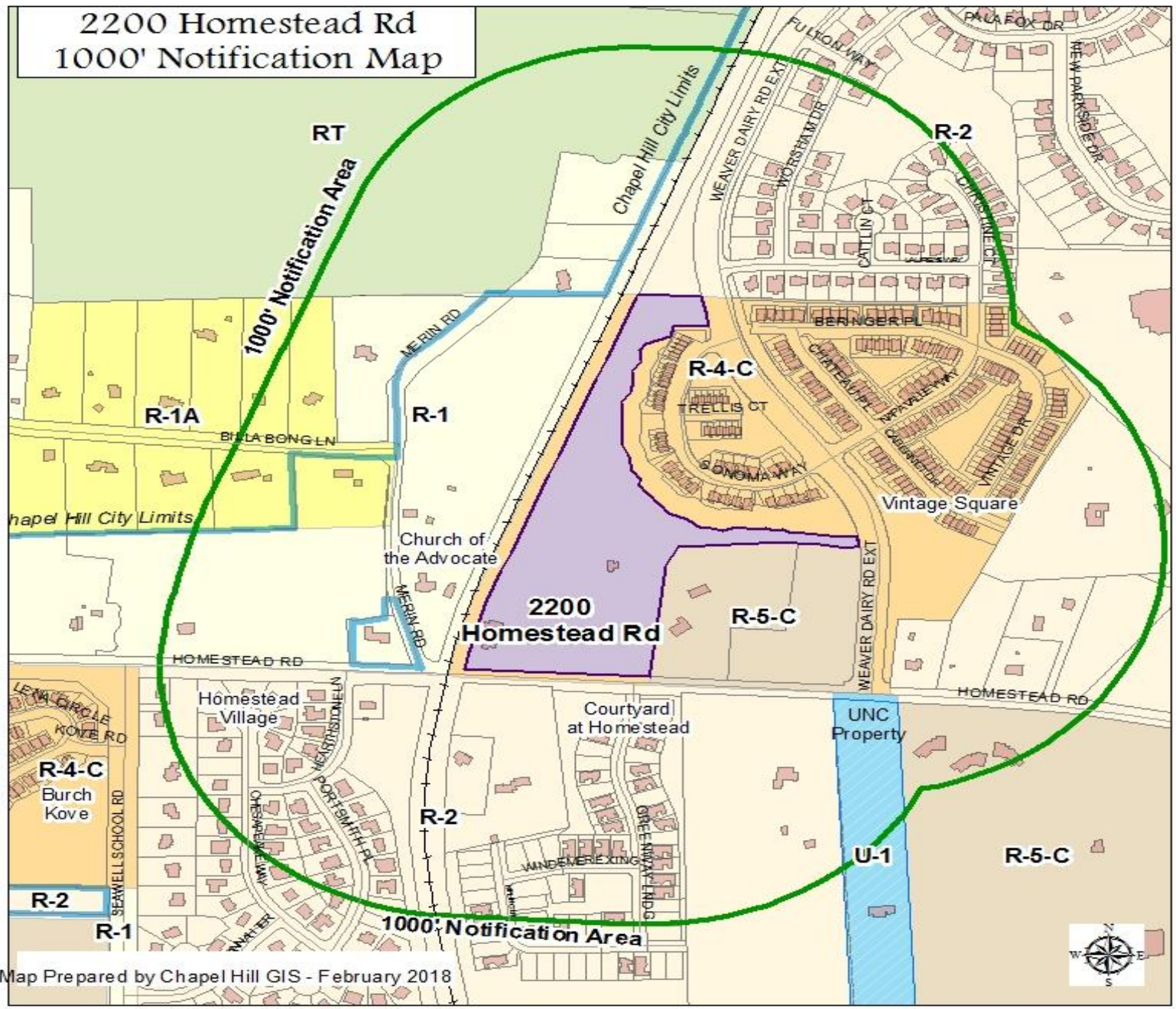
Application for Conditional Zoning

2200 Homestead Mixed-Income

2200 Homestead Road

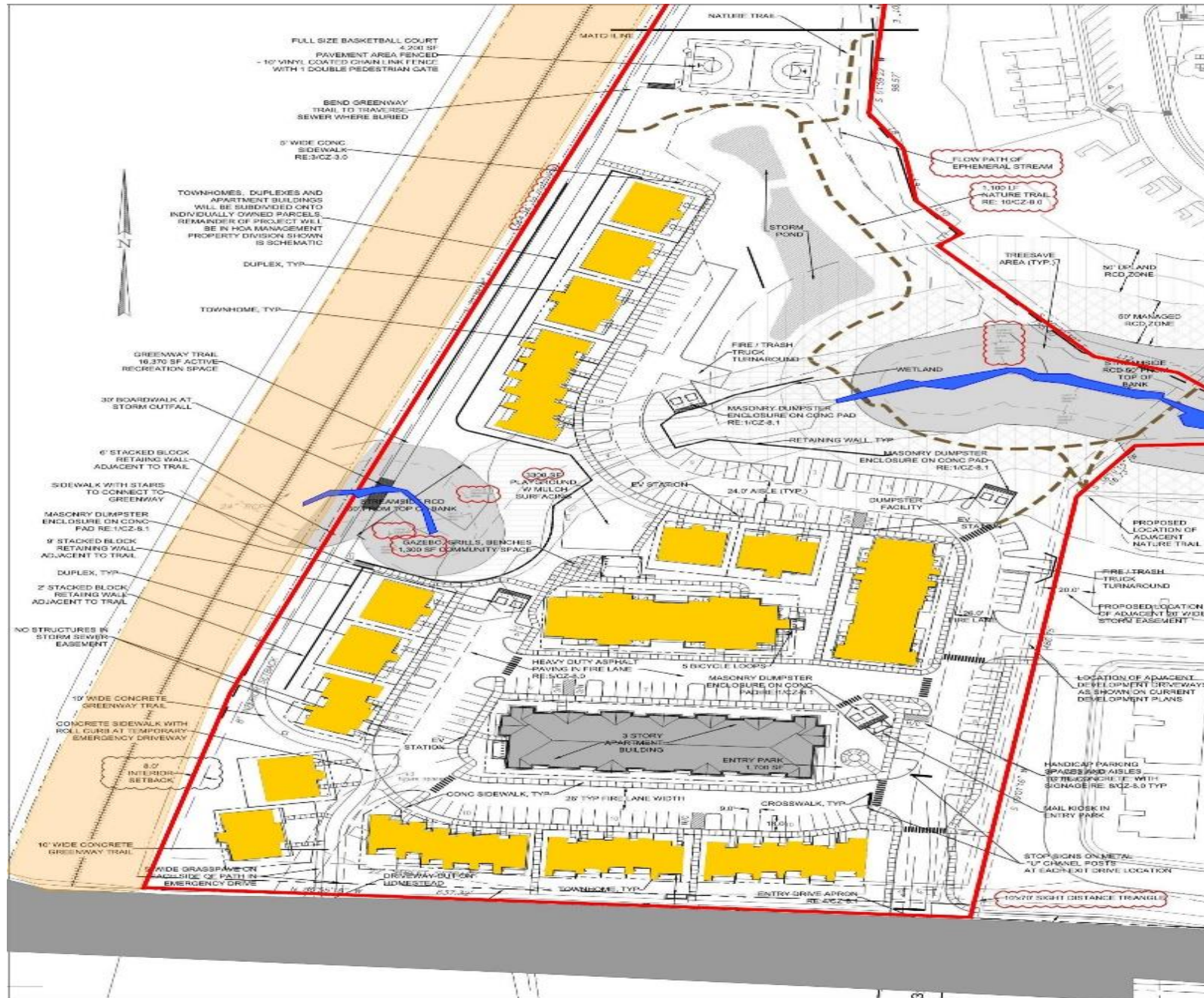
Transportation and Connectivity Advisory Board

March 23, 2021



Overview

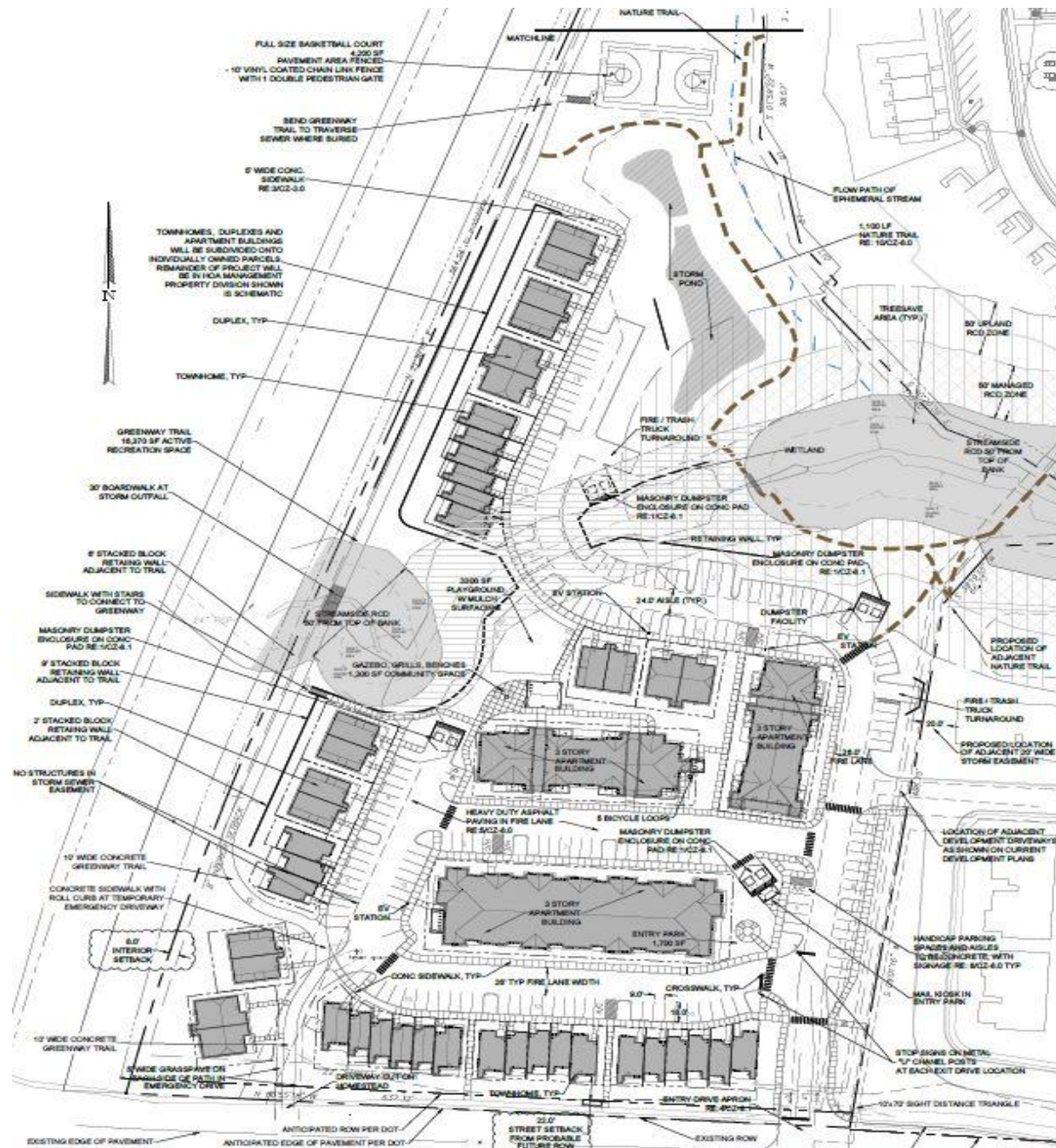
- 115-126 Units
 - Townhouses
 - Duplexes
 - Apartments
- 13.09 Acres
 - Existing Use:
 - Commercial



Site details

Roadway Improvements

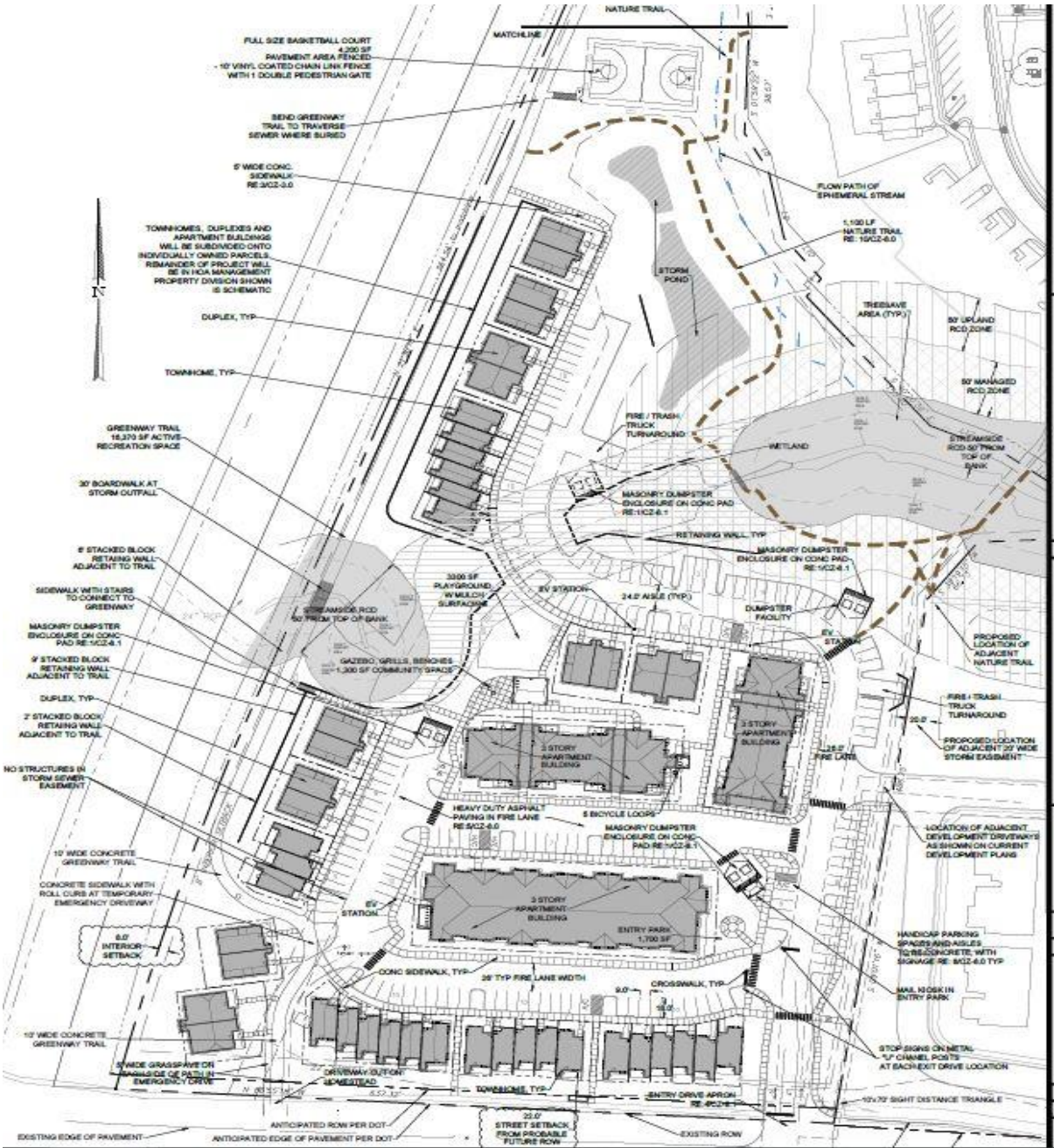
- Will Be Discussed

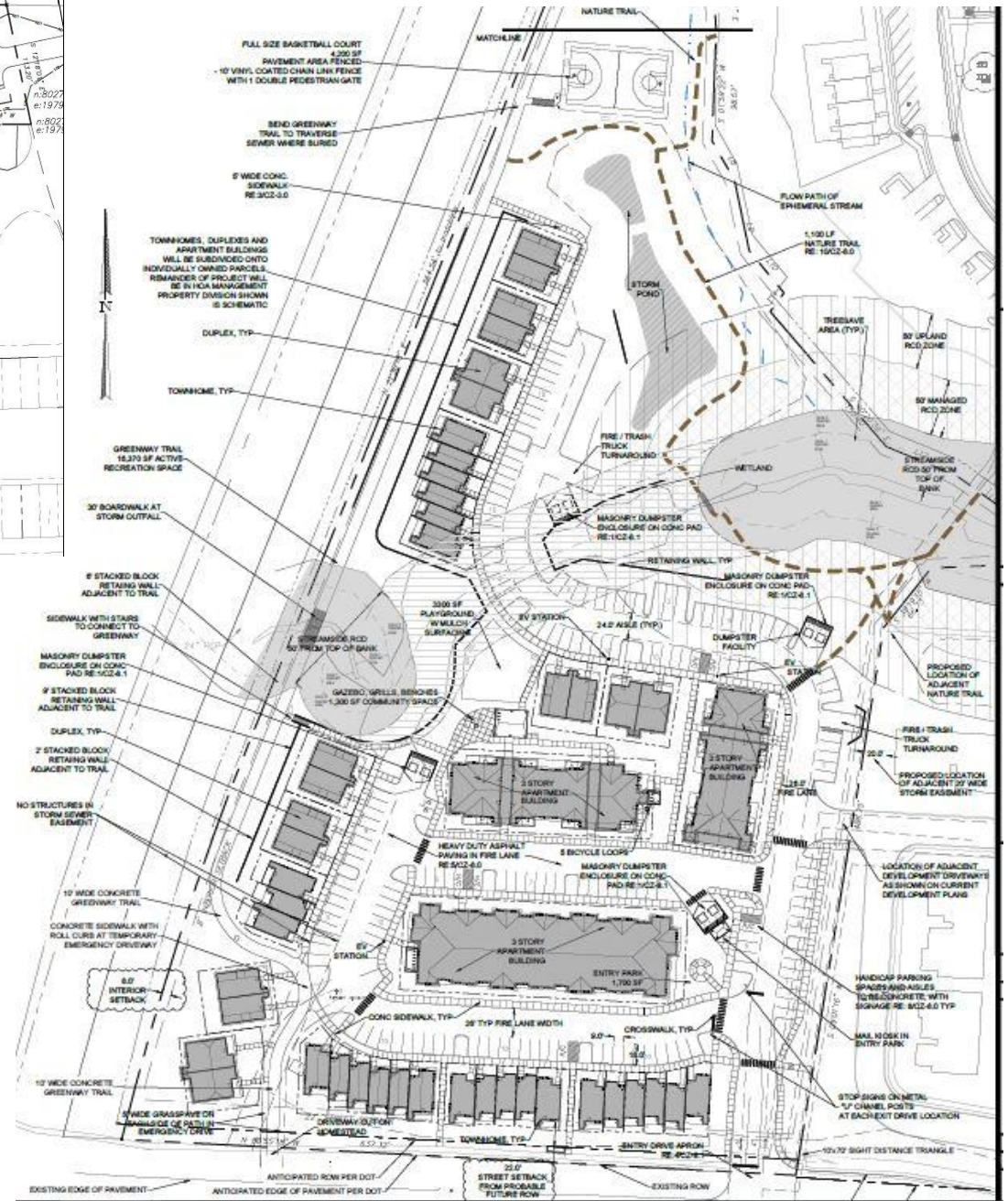


Site details

Vehicular Access

- Homestead Road
- Future Combined Access
- Weaver Dairy Road Extension
- Full Access Minor Street

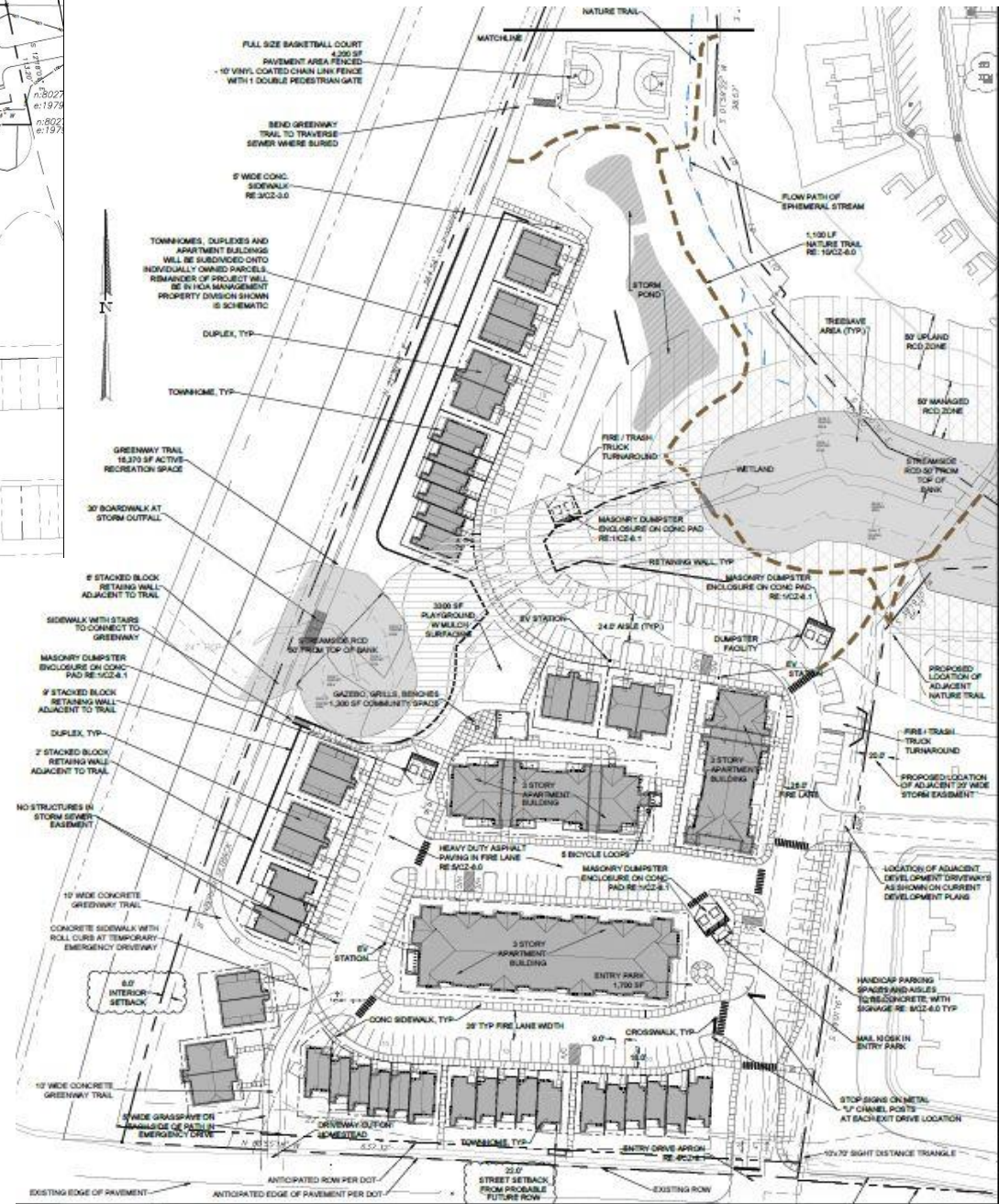
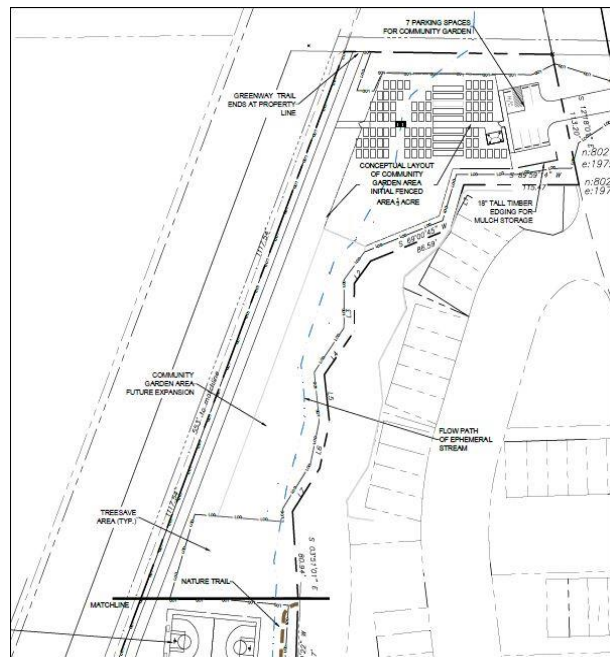




Site details

Bicycle Improvements

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



Site details

Pedestrian Improvements

- Sidewalk Networks
- Crosswalks
- 10' Multi-Use Path
- 30' Boardwalk
- Mulch Trail

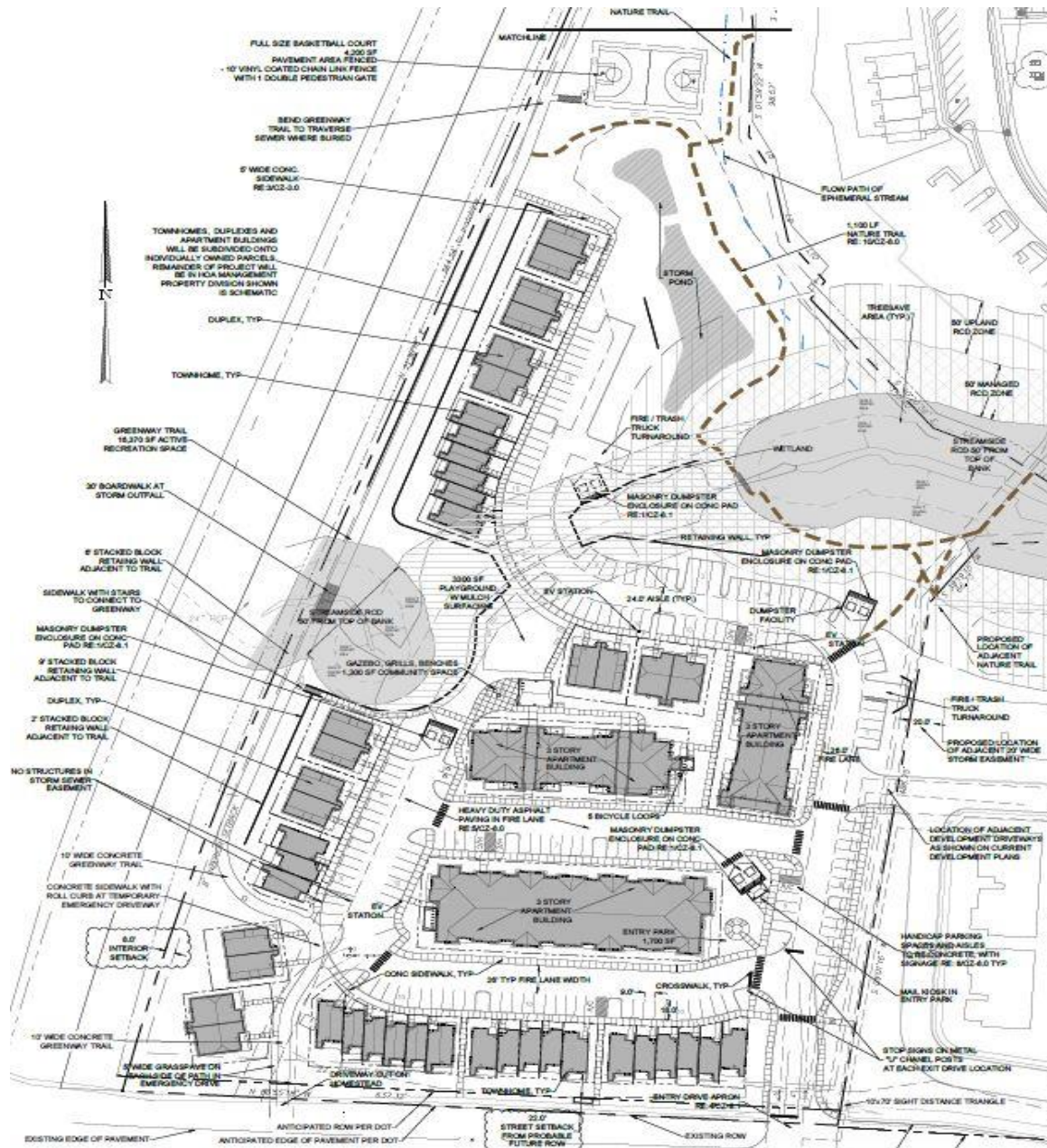
Site details

Vehicular Parking

- 175 Parking Spaces
- 6 EV Spaces
- 35 EV Ready Spaces

Bicycle Parking

- 54 Spaces
- 50 Class I
- 4 Class II



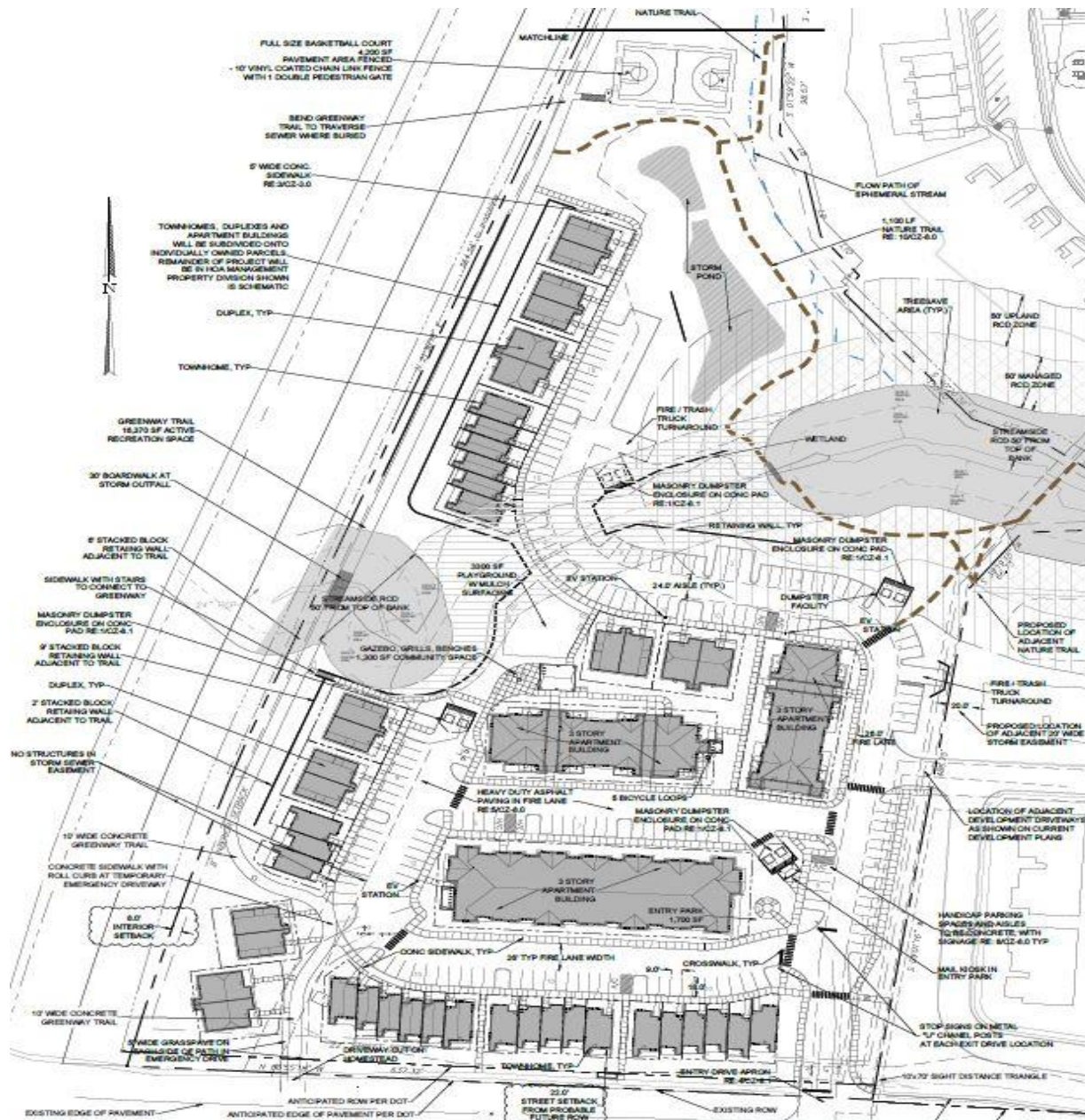
Site details

Traffic Impact Analysis

- Completed

Parking Lot Standards

- Must meet Town Standards



Traffic Impact Analysis

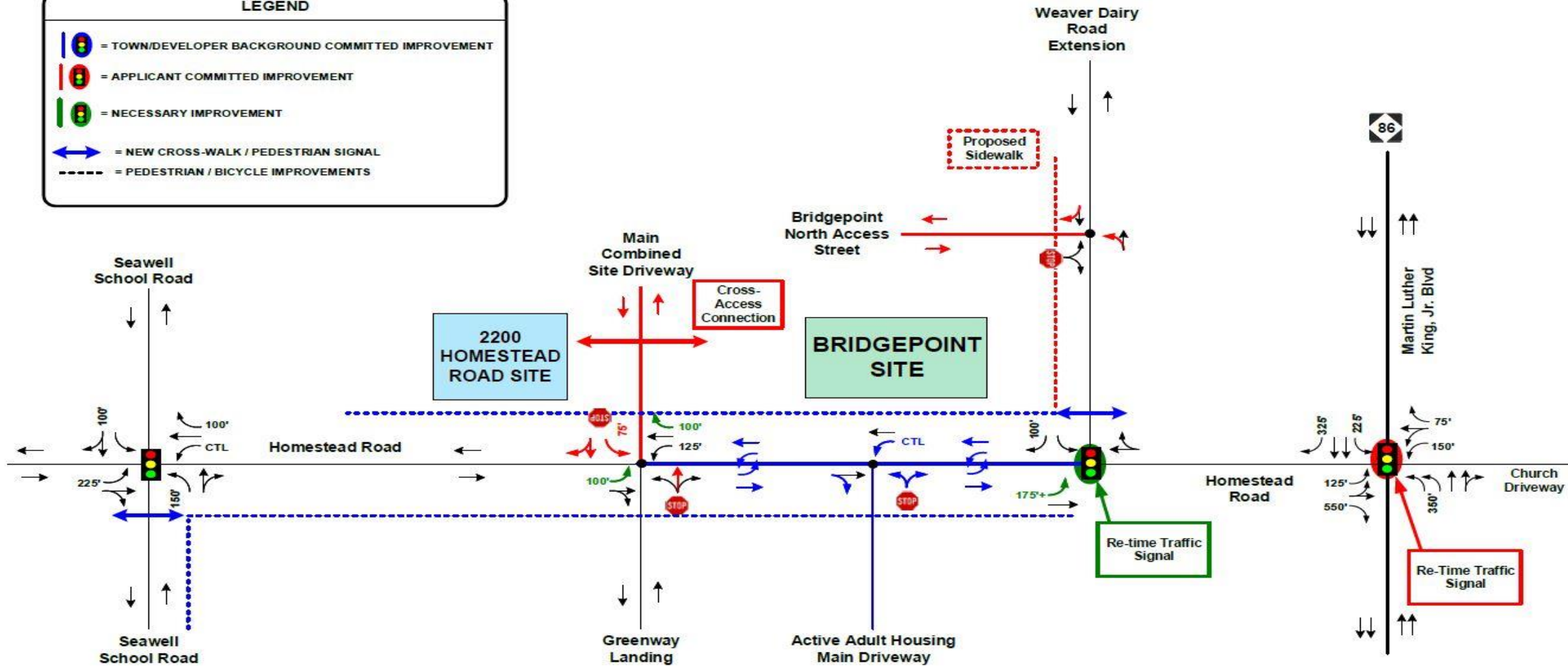


Table ES-2. Peak Hour Intersection Capacity Analysis Summary

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	F	62.5	F	70.3	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

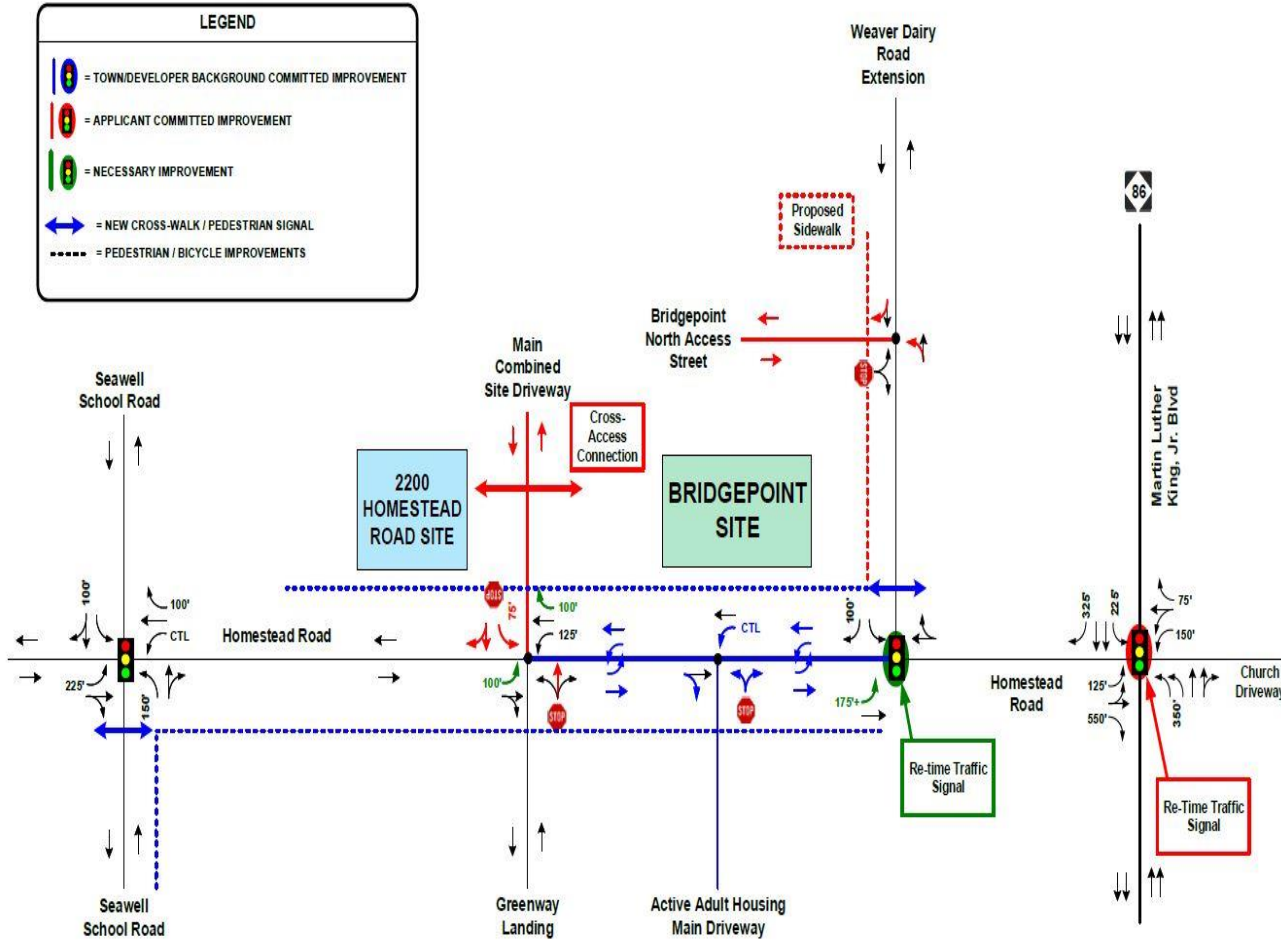
N/A – Not Applicable or No Improvements Necessary

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

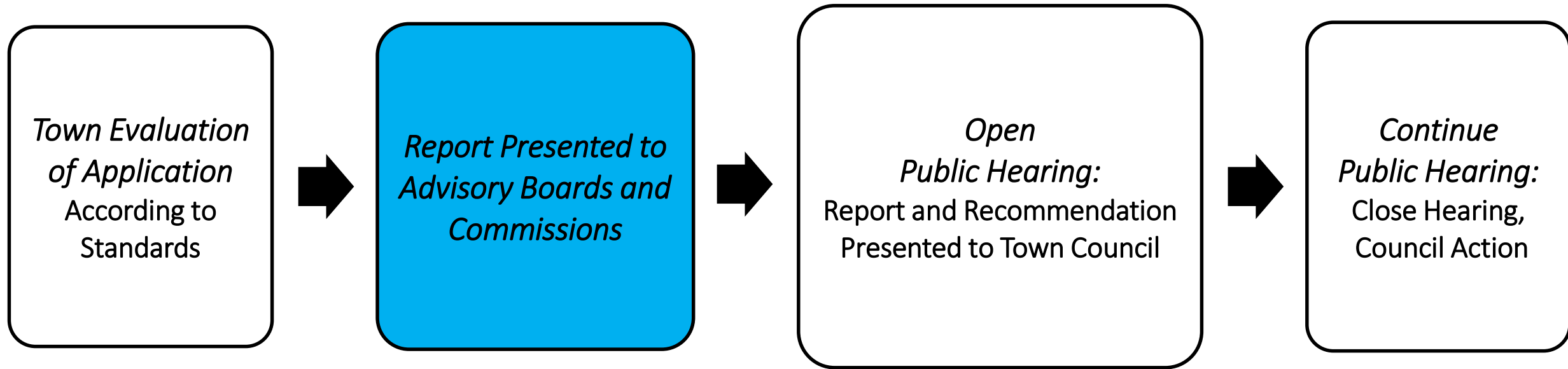
- Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

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



Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	None	✓
Sec 5.8 Vehicular Access	Full Access Drive from Homestead Road, Secondary Access to Weaver Dairy Road Ext.	✓
Sec 5.8 Pedestrian Improvements	Install internal sidewalks, Install crosswalks	✓
Sec 5.8 Bicycle Improvements	10' Multi-use path along western portion, Bicycle Fix-It station consideration	✓

Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.9 Vehicular Parking	175 spaces; 6 EV spaces and 35 EV Ready Spaces	✓
Sec 5.9 Bicycle Parking	54 spaces; 50 Class I (Long-Term) & 4 Class II (Short-Term)	✓
Sec 5.9 Traffic Impact Analysis	TIA was completed	✓
Sec 5.9 Parking Lot Standards	Must comply with Town's standards	✓

Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial