



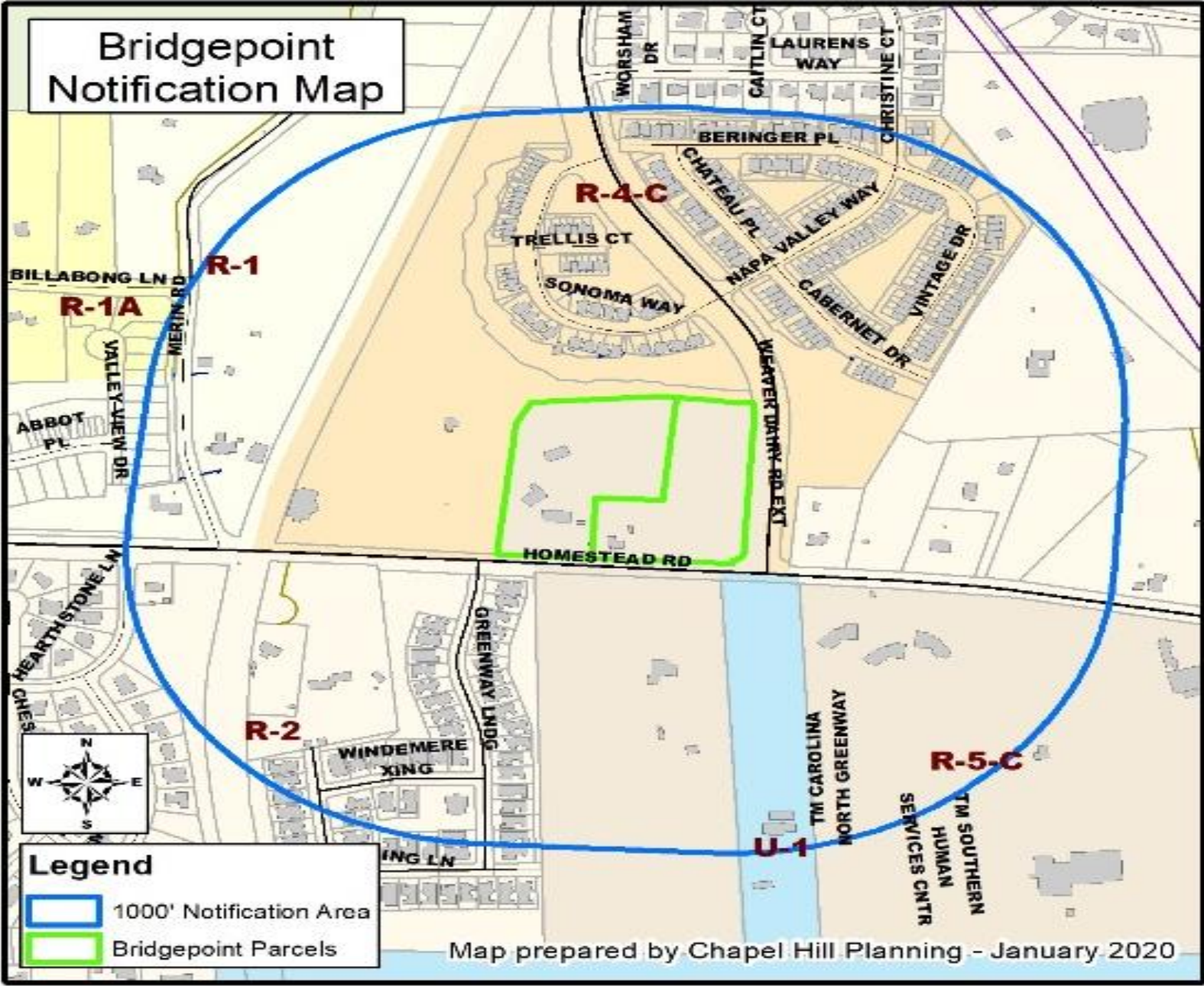
Application for Conditional Zoning

Bridgepoint

2214 & 2312 Homestead Road

Transportation and Connectivity Advisory Board

August 25, 2020



Overview

- Multi-family
 - 53 townhouse units
 - Pocket Park
- 9.2 acres
- Existing use:
Single Family / Vacant





Site details

Roadway

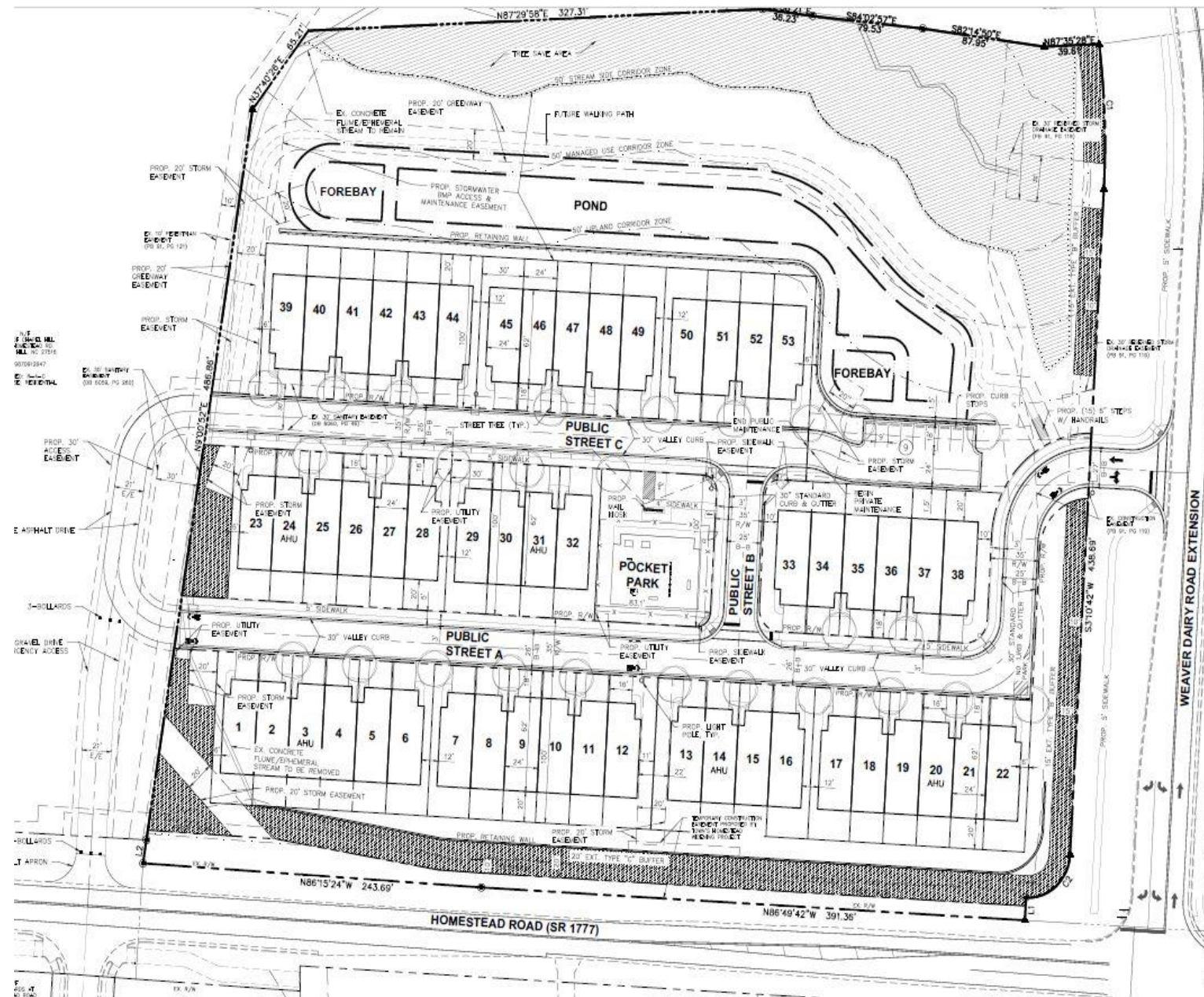
Improvements

- 15 mph speed limit
- Retiming of traffic signal
- 175 feet eastbound left turn lane

Site details

Vehicular Access

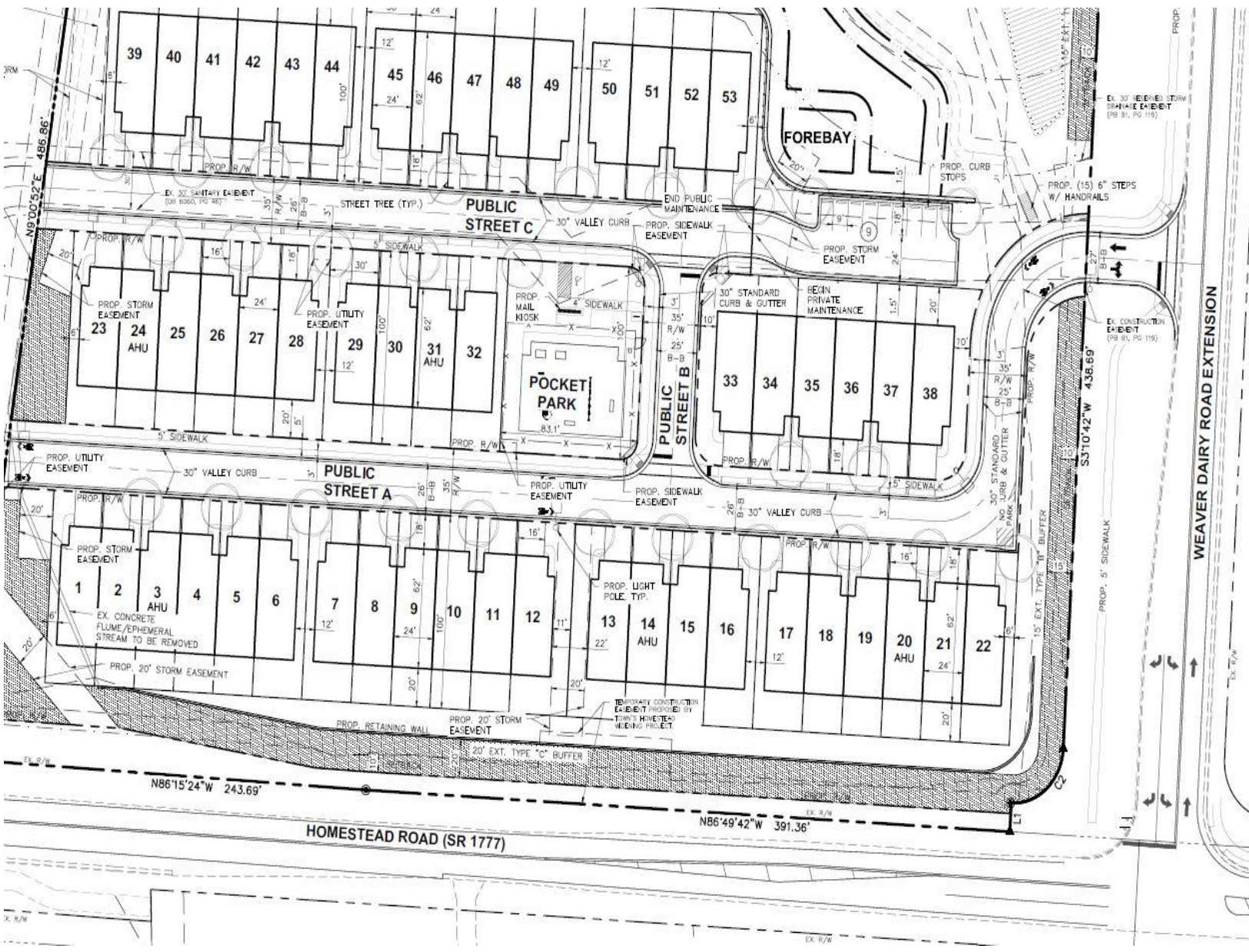
- Weaver Dairy Road Ext
- Homestead Road
- Emergency Access
- Future Access



Site details

Bicycle Improvements

- Bike lane extension
- Install multi-use path along frontage
- Sharrow markings



Site details

Pedestrian Improvements

- Sidewalk networks
- Install pedestrian signage



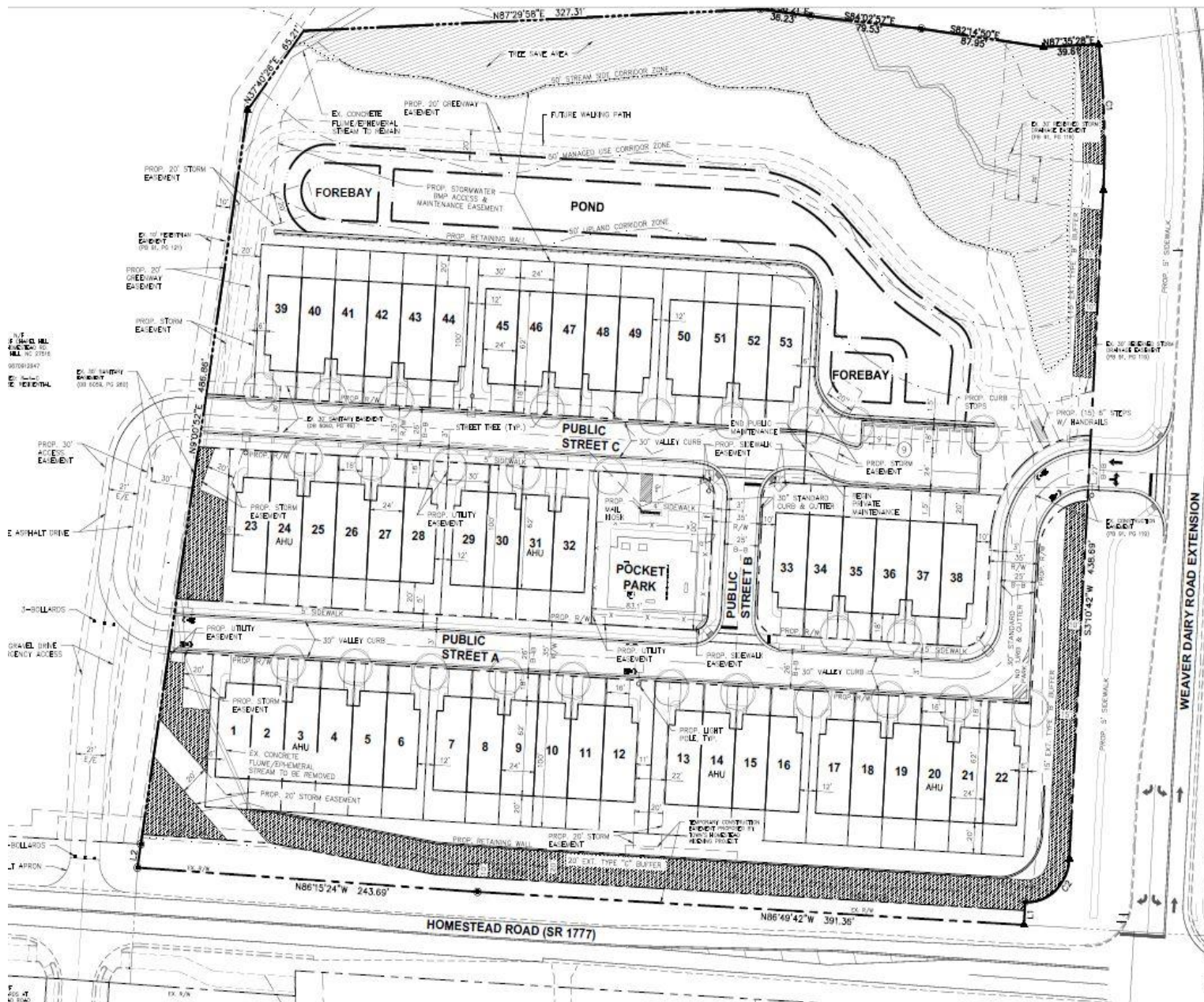
Site details

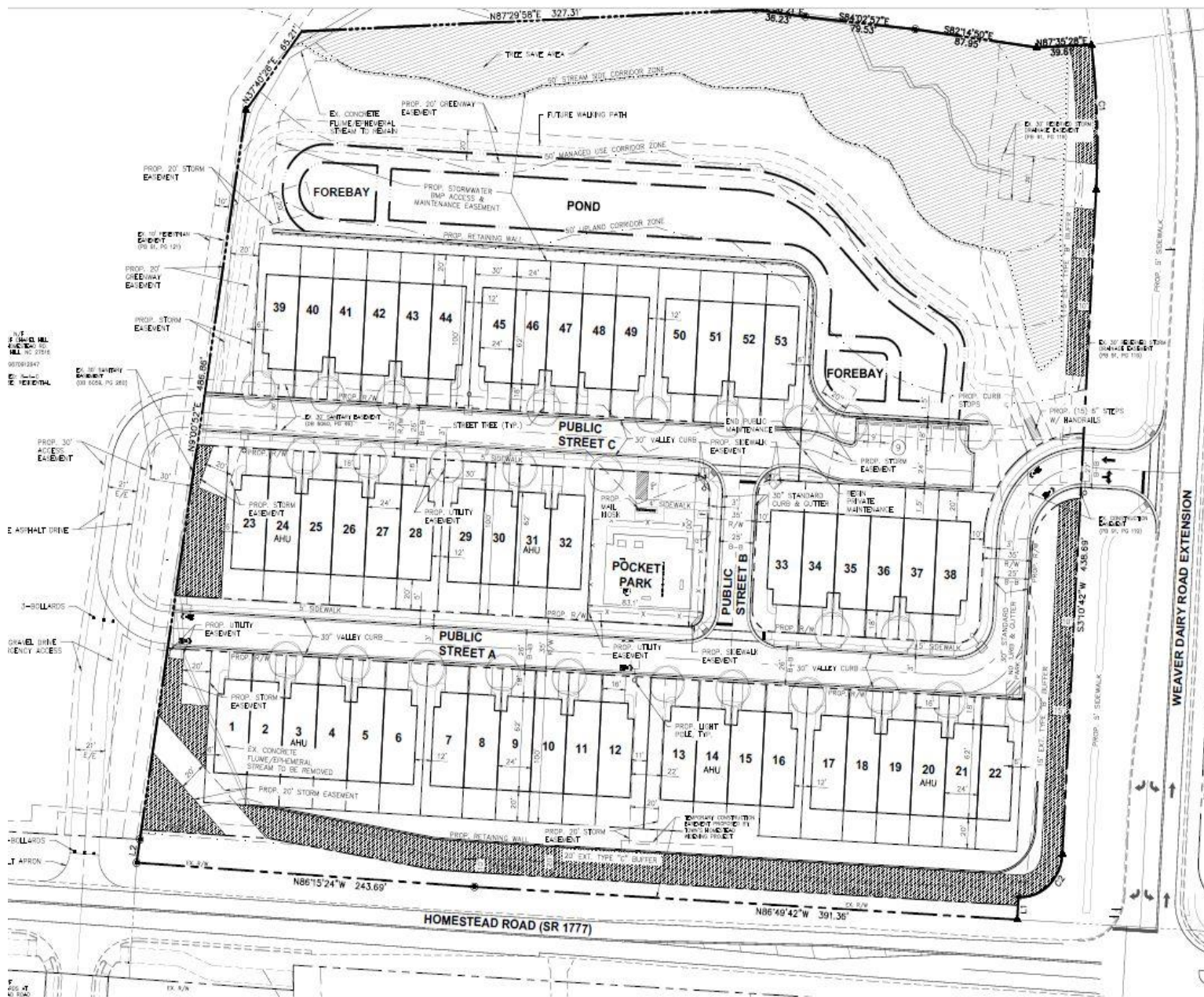
Vehicular Parking

- Two-car garage
- 9 space parking lot
- No on-street parking

Bicycle Parking

- 13 spaces





Site details

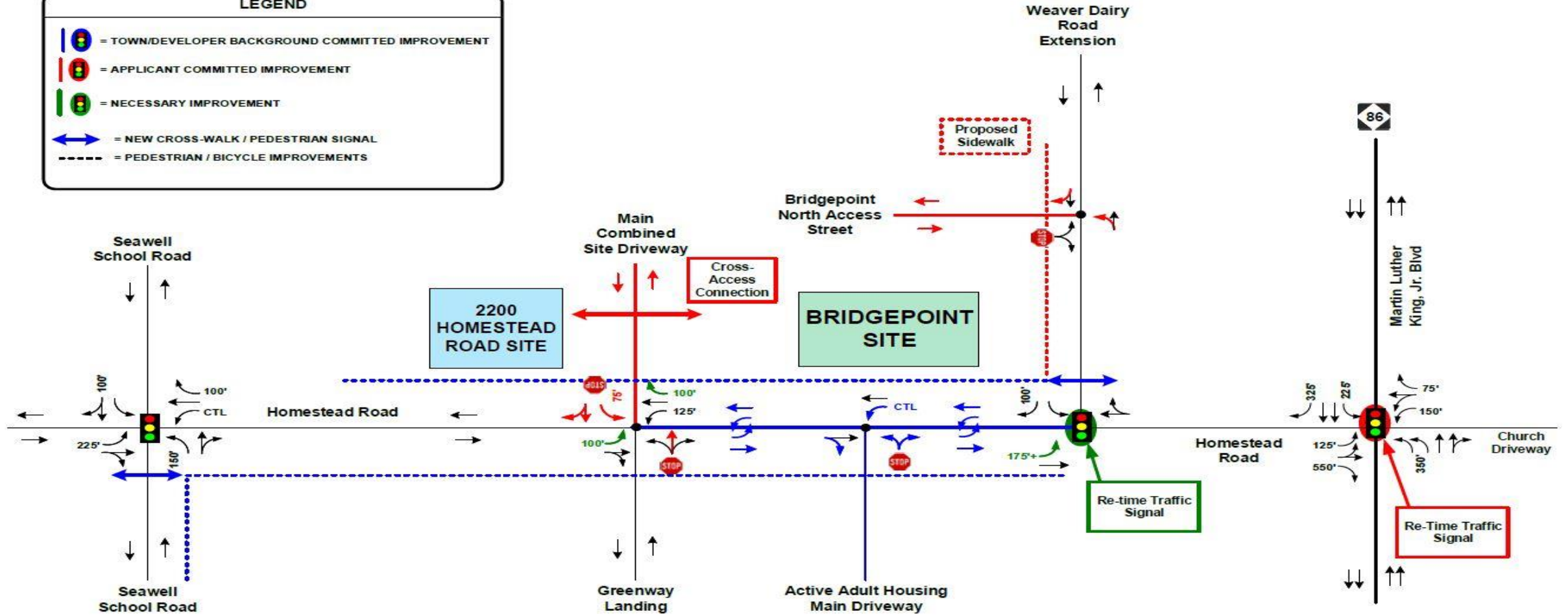
Traffic Impact Analysis

- Completed

Parking Lot Standards

- Will need to comply

Traffic Impact Analysis



Bridgepoint - 2200 Homestead Road Residential
Traffic Impact Study

DATE: June 2020

Traffic Impact Analysis (continued)

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

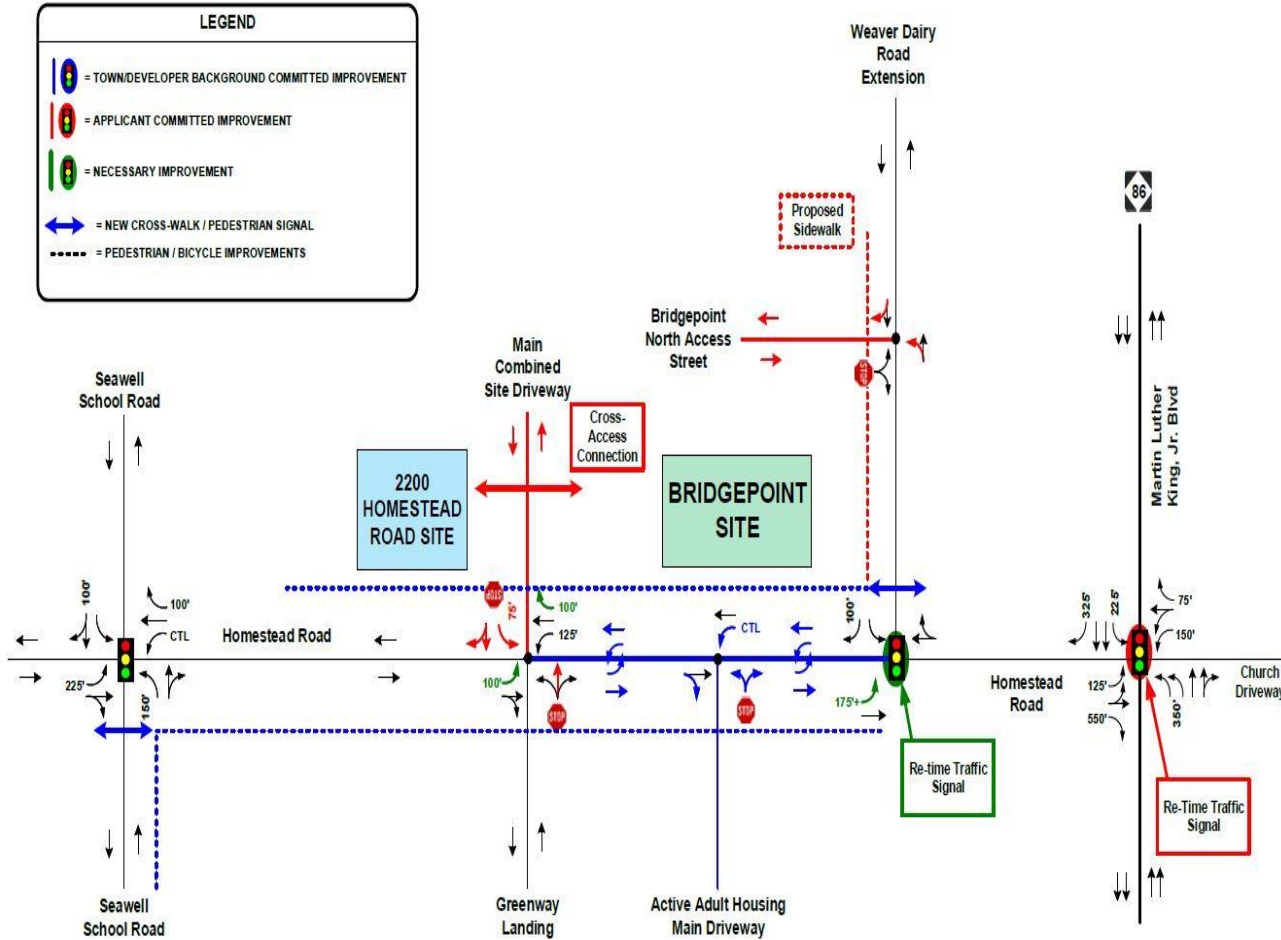
N/A – Not Applicable or No Improvements Necessary

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

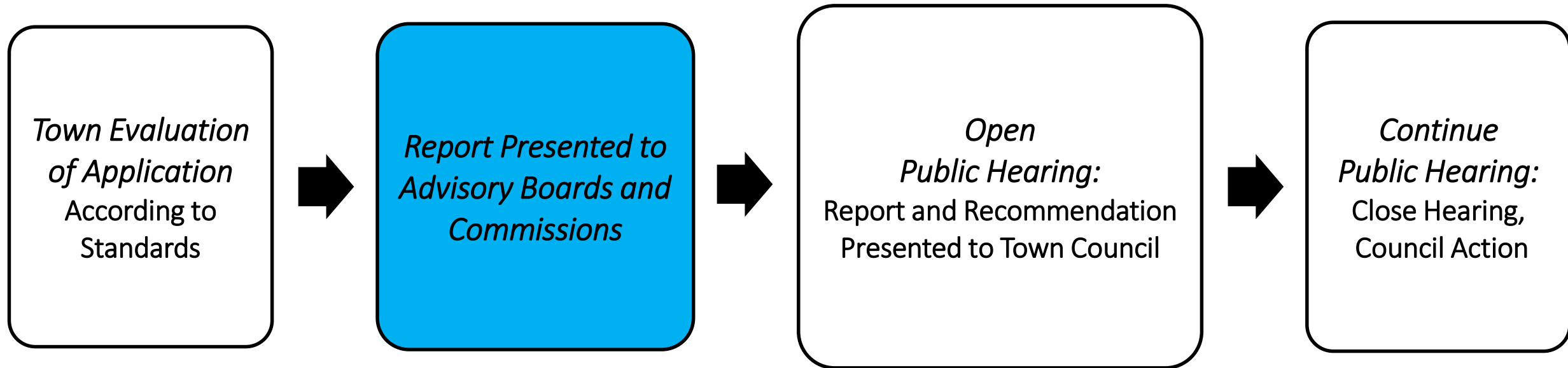
- Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Traffic Impact Analysis (continued)

- Recommendations
 - Retime the Homestead Road / Weaver Dairy Road Ext traffic signal
 - Provide a 175 feet eastbound turn-turn lane
 - Provide a 100 feet full eastbound left-turn lane
 - Provide a right-turn westbound



Process



Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	15 mph speed limit, Retiming of Homestead / Weaver Dairy traffic signal, 175' eastbound left turn and no parking on interior streets	✓

Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Vehicular Access	One main access point, Emergency access	✓
Sec 5.8 Bicycle Improvements	Installing multi-use path along frontage or extending existing bike lane Weaver Dairy Road Ex, shared markings	✓

Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.8 Pedestrian Improvements	Install pedestrian signage, install sidewalk networks	✓
Sec 5.9 Vehicular Parking	Two car garage, no on- street parking, 9 space parking lot	✓

Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.9 Bicycle Parking	13 parking spaces (LUMO requires 1 per 4 dwelling units)	✓
Sec 5.9 Traffic Impact Analysis	TIA was completed	✓

Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.9 Parking Lot Standards	Must comply with Town's standards	✓

Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial