



TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

CONDITIONAL REZONING
8.23.2022

2217 Homestead Road Conditional Zoning

2217 Homestead Rd., Chapel Hill, NC, 27514





RECOMMENDATION

- ☐ Recommend approval or denial of Ordinance A to the Town Council
- ☐ Provide a recommendation on road connectivity

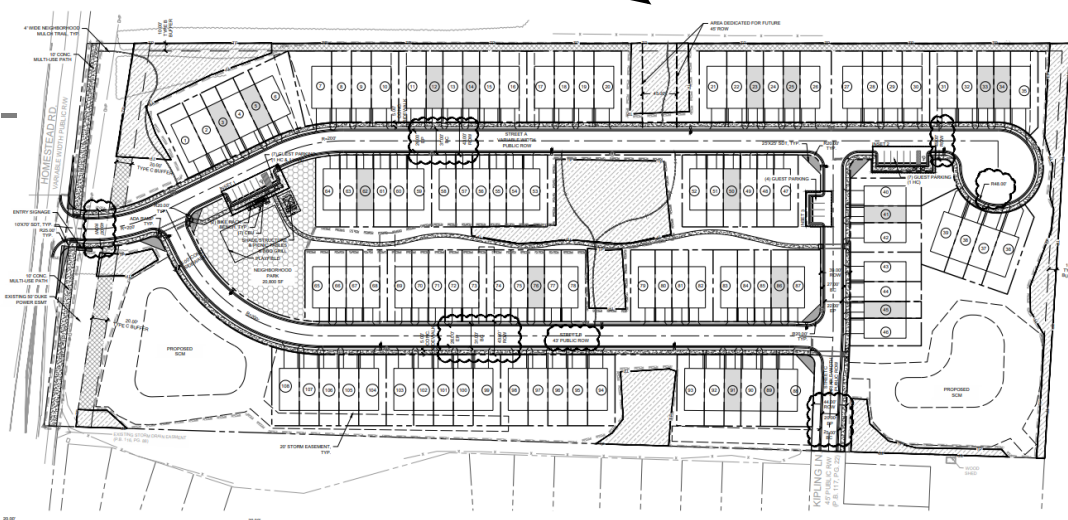
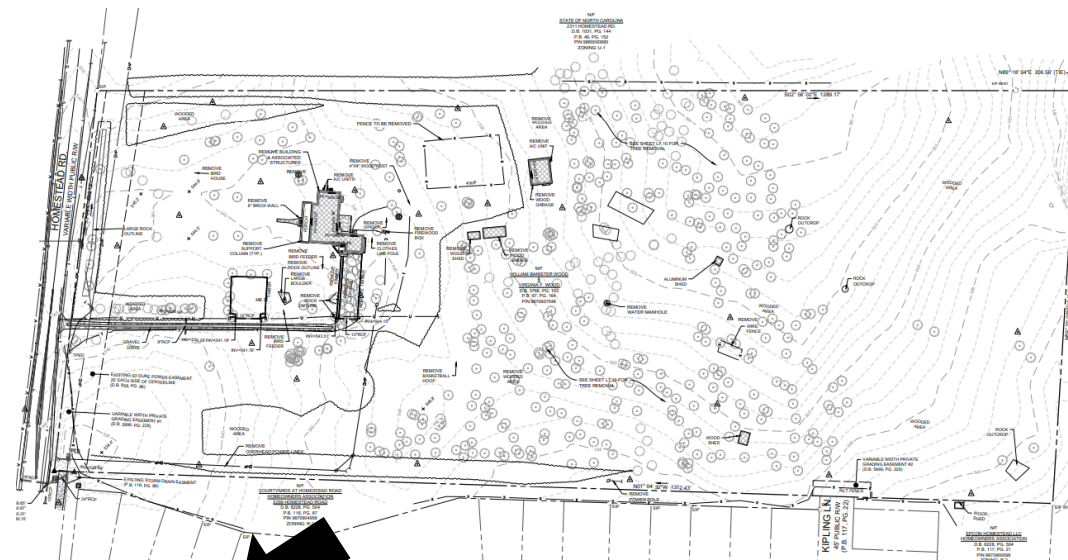


① BUILDING ELEVATION - FRONT
Scale: 1/8" = 1'-0"



PROJECT SUMMARY

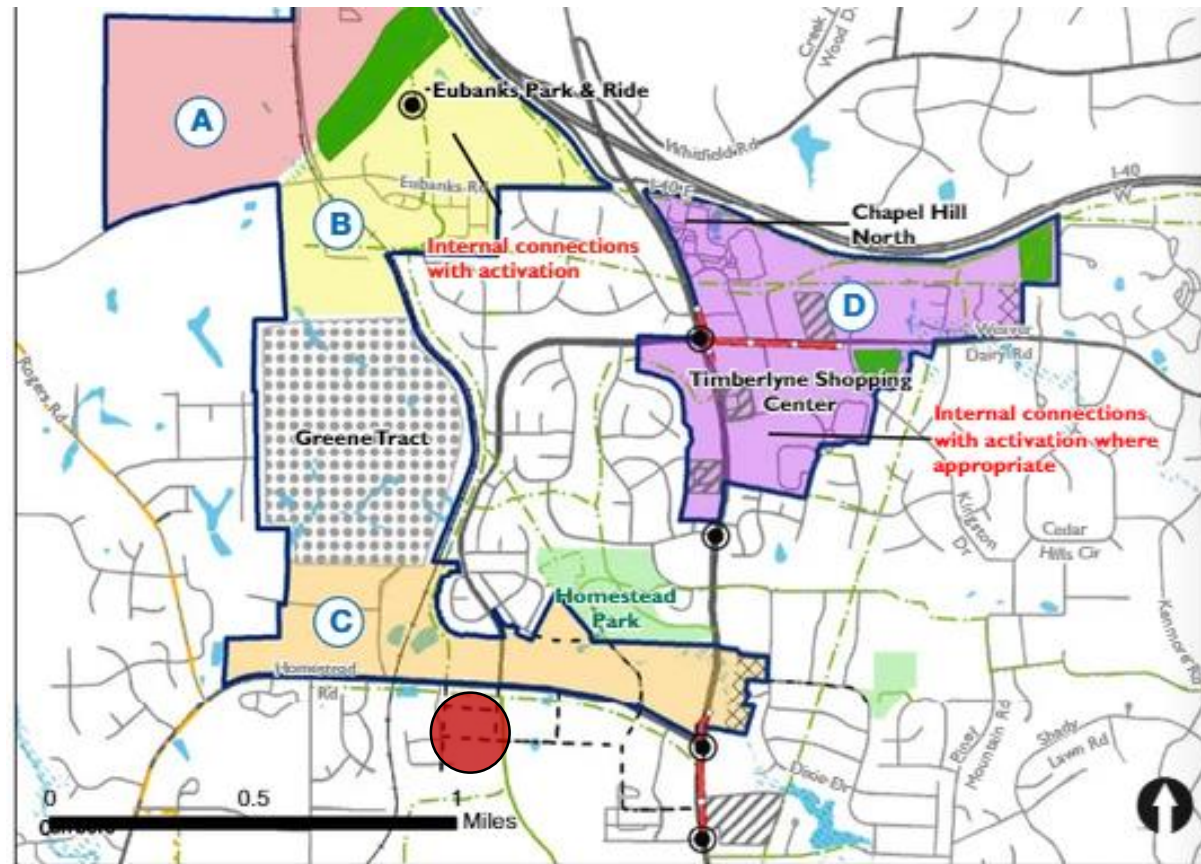
- ❑ Proposed townhome development
- ❑ 108 units, up to 35' tall
- ❑ Existing Zoning: R-5
- ❑ Proposed Zoning: R-5-CZD





KEY POINTS-*Evaluation*

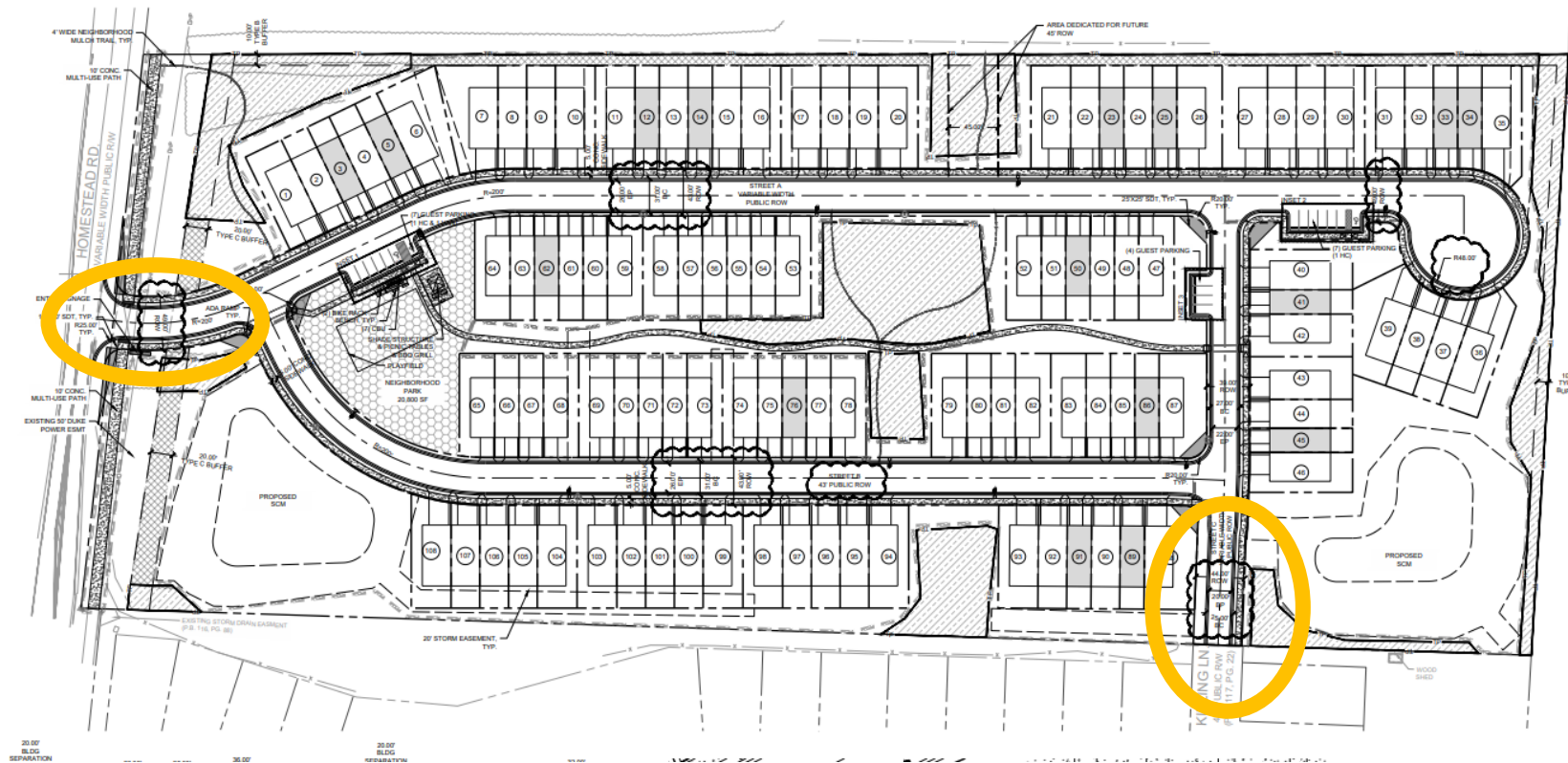
- ☐ Right outside North MLK Boulevard focus area
- ☐ Previously approved at R-5 density for senior living community
- ☐ Within 1000 feet of bus stops at Greenway Landing
- ☐ 3/4 miles from proposed NSBRT stop





KEY POINTS-*Road Access*

- ❑ Access from Homestead Road
- ❑ Staff recommendation:
One-way connection on Kipling Lane
- ❑ Neighborhood recommendation:
Authorized vehicles only on Kipling Lane connection





KEY POINTS-*Traffic Impact Analysis*

- ❑ TIA found 738 total trips from proposed development
- ❑ TIA recommended striping changes to Homestead Road project to provide left turn lane (road already being widened to 3 lanes)
- ❑ Traffic counts conducted in early 2020 and 2022

Table ES-2. Peak Hour Intersection Capacity Analysis Summary

Intersections	Peak Hour	2022 Existing		2026 No-Build		2026 Build		2026 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Homestead Road & Seawell School Road	AM	C	21.2	C	22.1	C	22.0	N/A	N/A
	NOON	B	12.5	B	12.5	B	12.1	N/A	N/A
	PM	B	13.9	B	14.2	B	14.1	N/A	N/A
Homestead Road & Greenway Landing / Future Bridgepoint Site Driveway [#]	AM	A	7.6	C	15.5	C	15.9	N/A	N/A
	NOON	A	6.2	A	8.0	A	8.0	N/A	N/A
	PM	A	7.1	C	17.0	C	18.6	N/A	N/A
Homestead Road & Weaver Dairy Road Extension	AM	B	14.4	B	14.0	B	13.9	N/A	N/A
	NOON	B	14.0	B	13.4	B	12.9	N/A	N/A
	PM	B	18.7	B	19.0	B	18.8	N/A	N/A
Homestead Road & NC 86 (Martin Luther King, Jr. Boulevard)	AM	B	19.1	C	20.1	C	20.7	N/A	N/A
	NOON	C	20.1	C	21.8	C	22.1	N/A	N/A
	PM	B	17.4	B	19.3	C	20.1	N/A	N/A
Homestead Road & Proposed Site Driveway [#]	AM	N/A	N/A	N/A	N/A	A	9.5	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	A	5.4	N/A	N/A
	PM	N/A	N/A	N/A	N/A	A	6.8	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

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

