



Application for Conditional Zoning

Tarheel Mobile Home Park

1200 Martin Luther King Jr. Blvd

Transportation and Connectivity Advisory Board

August 25, 2020

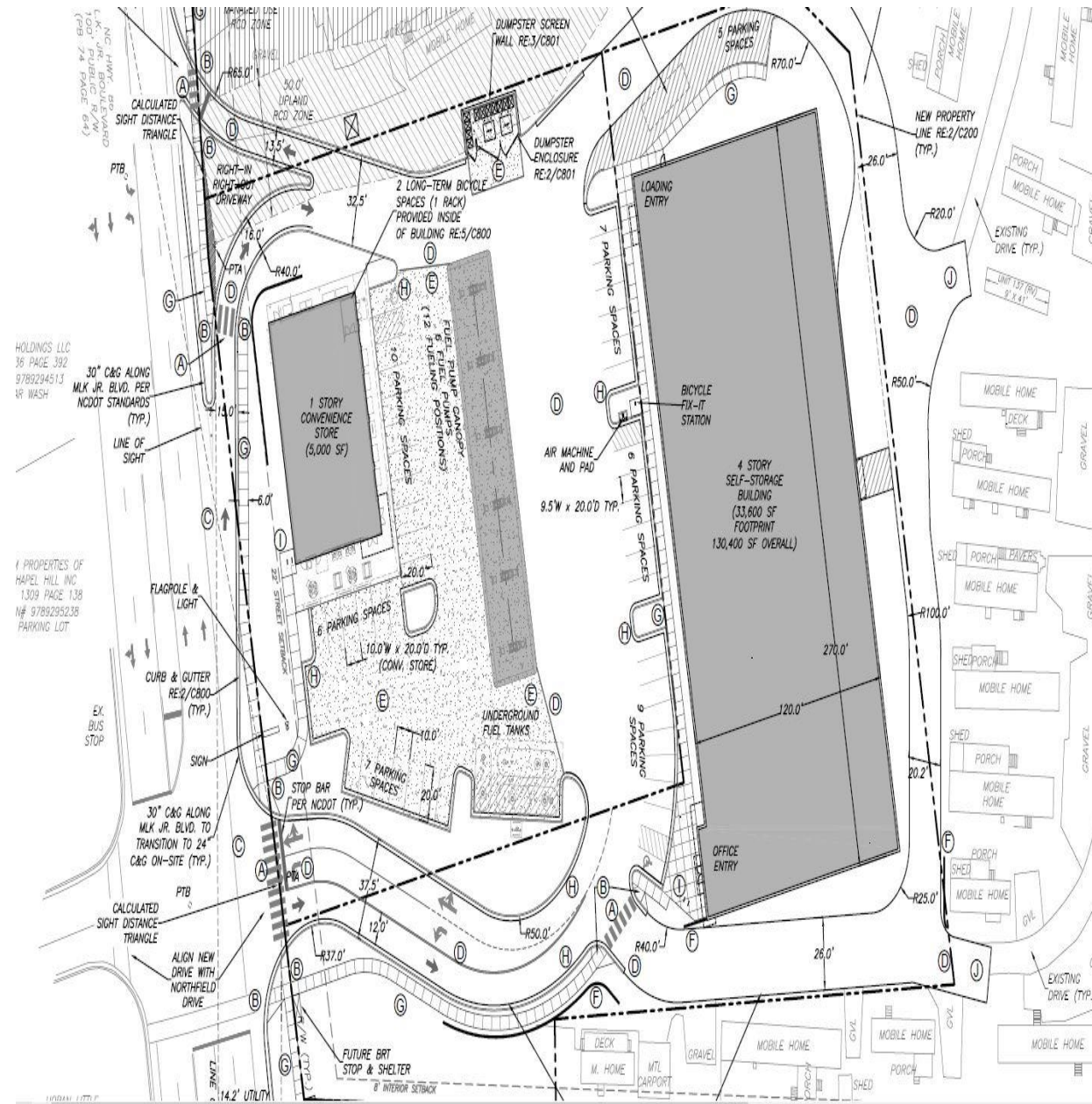


1/10/2017

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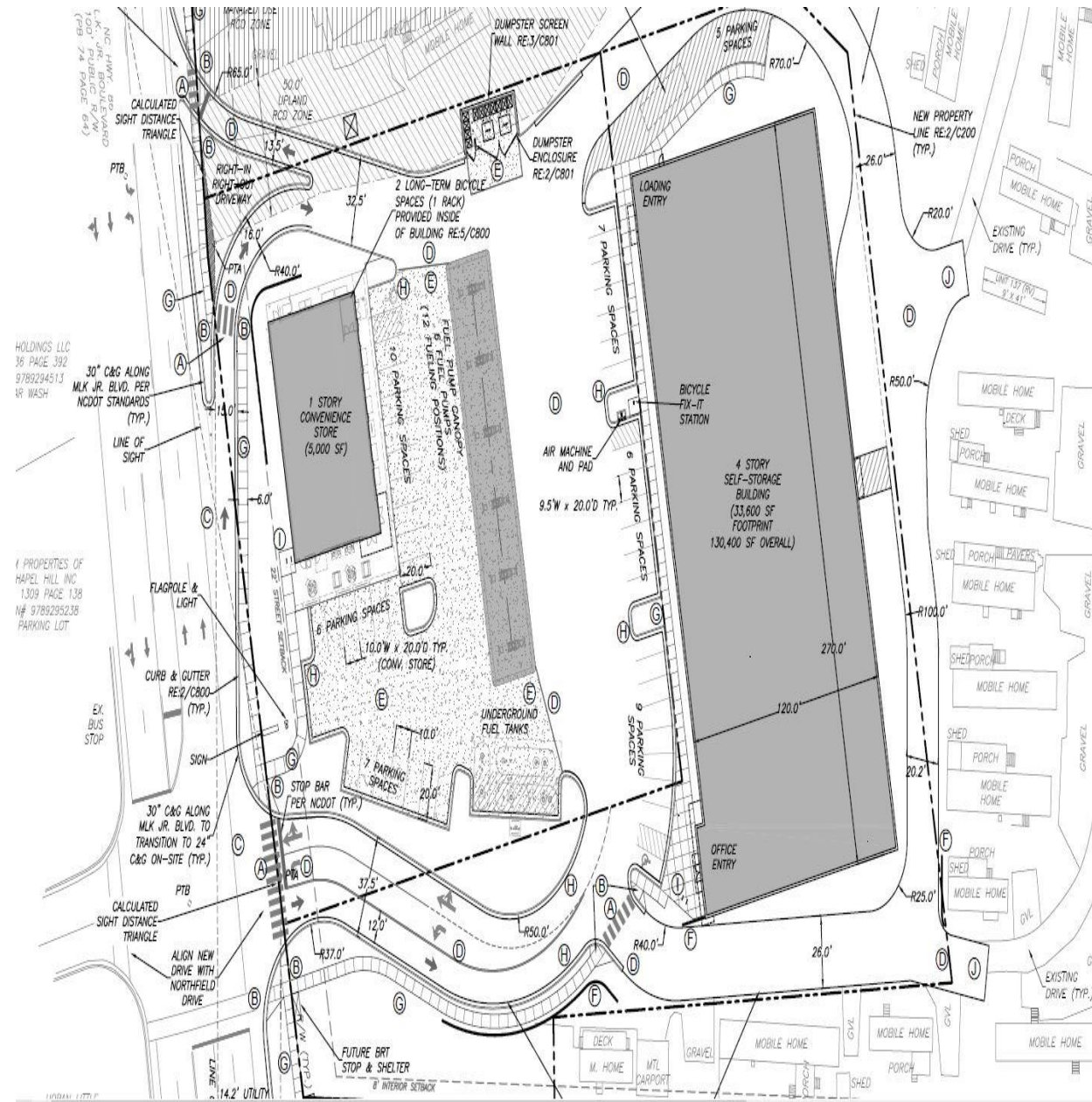
Site Details

- Roadway Improvements
 - Realignment of new driveway & intersection
 - Westbound left-turn lane
 - Through / right-turn lane
 - Payment-in-lieu traffic signal upgrade



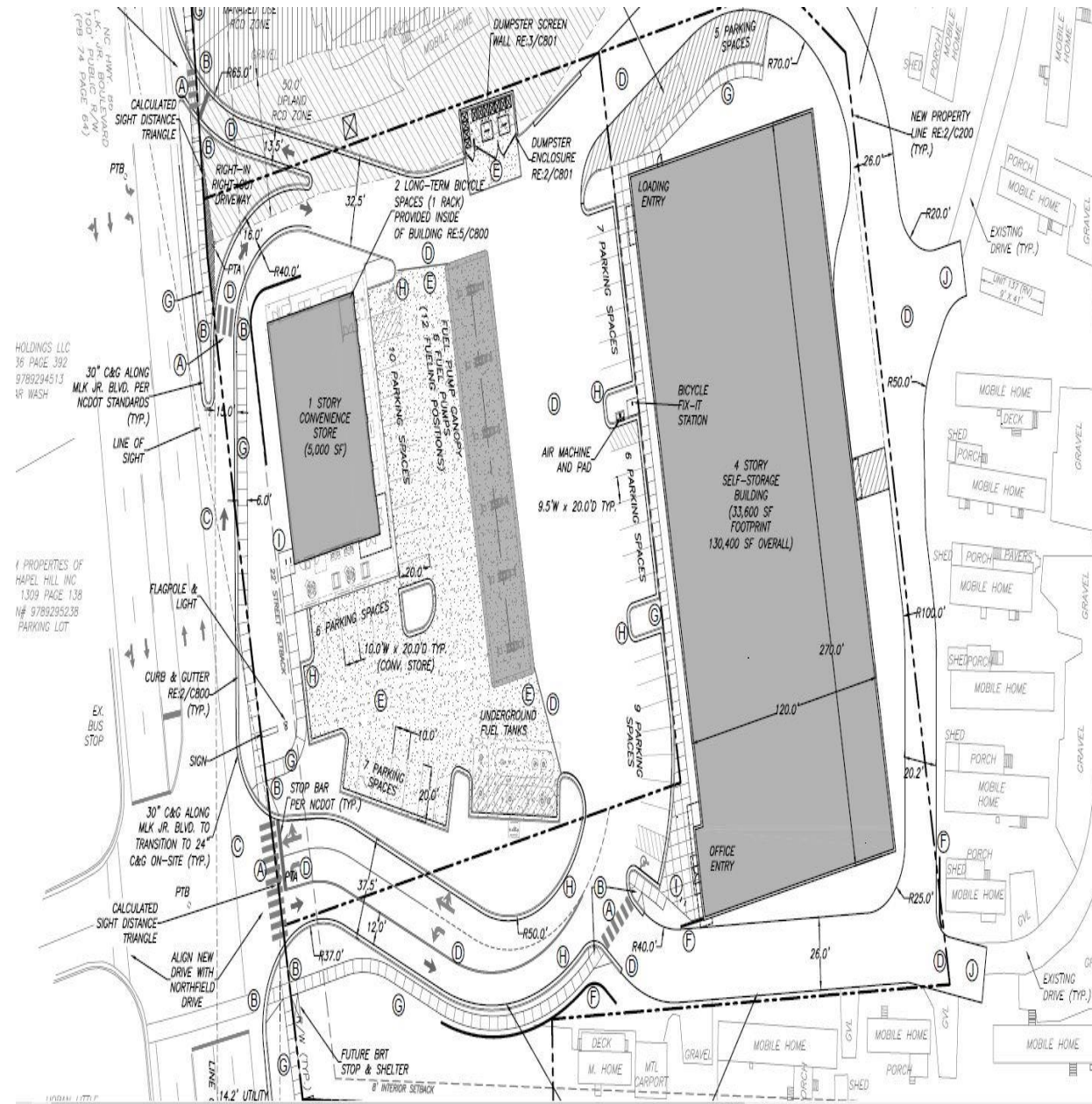
Site Details (continued)

- Vehicular Access
 - Full access
 - RIRO driveway
- Pedestrian Improvements
 - Sidewalks
 - Crosswalks
 - ADA ramps
 - Median island



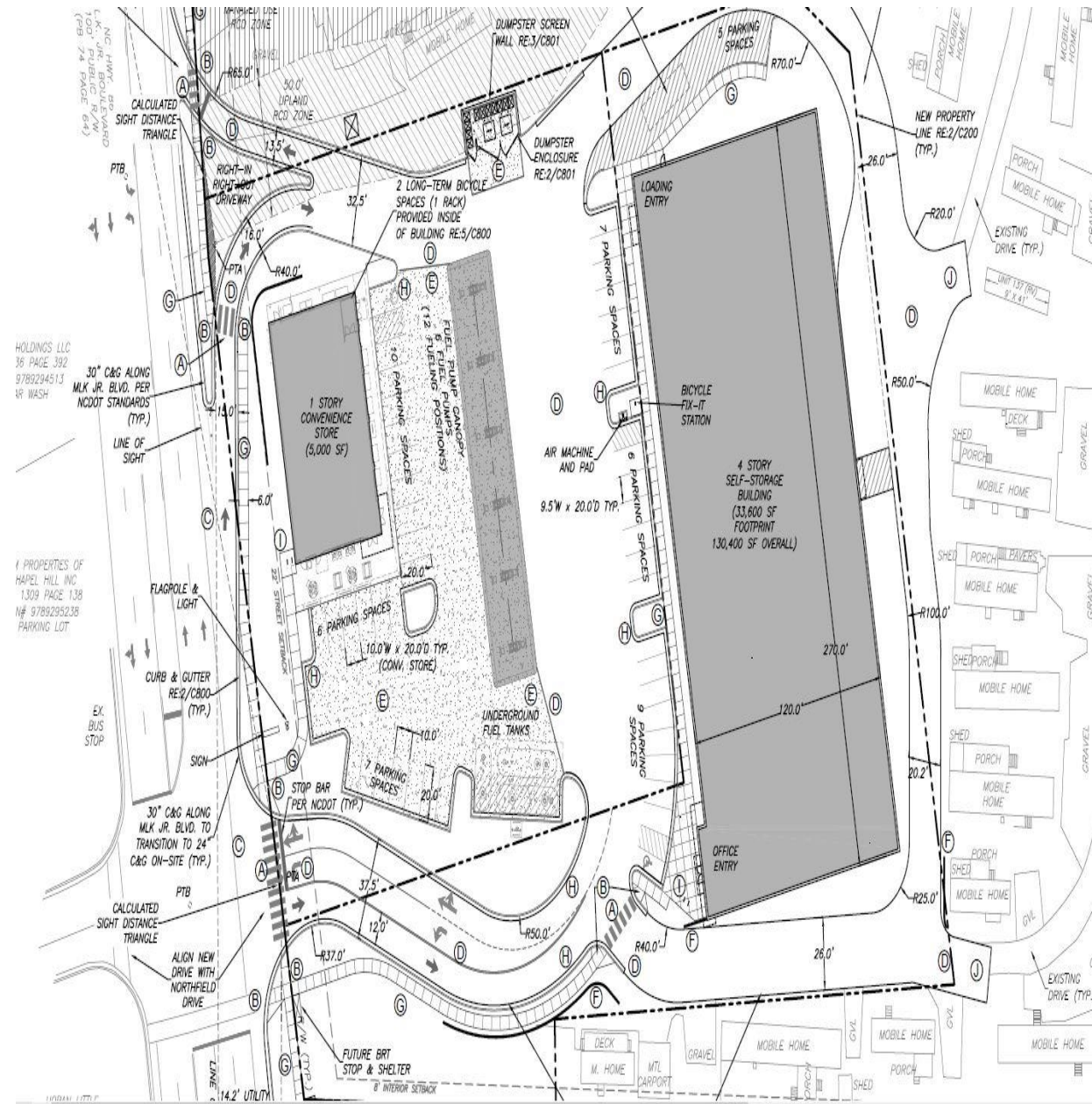
Site Details (continued)

- Bicycle Improvements
 - Working with staff to finalize
 - 10 spaces
 - 8 short-term (outdoor)
 - 2 long-term (indoor)
 - Fix-it station

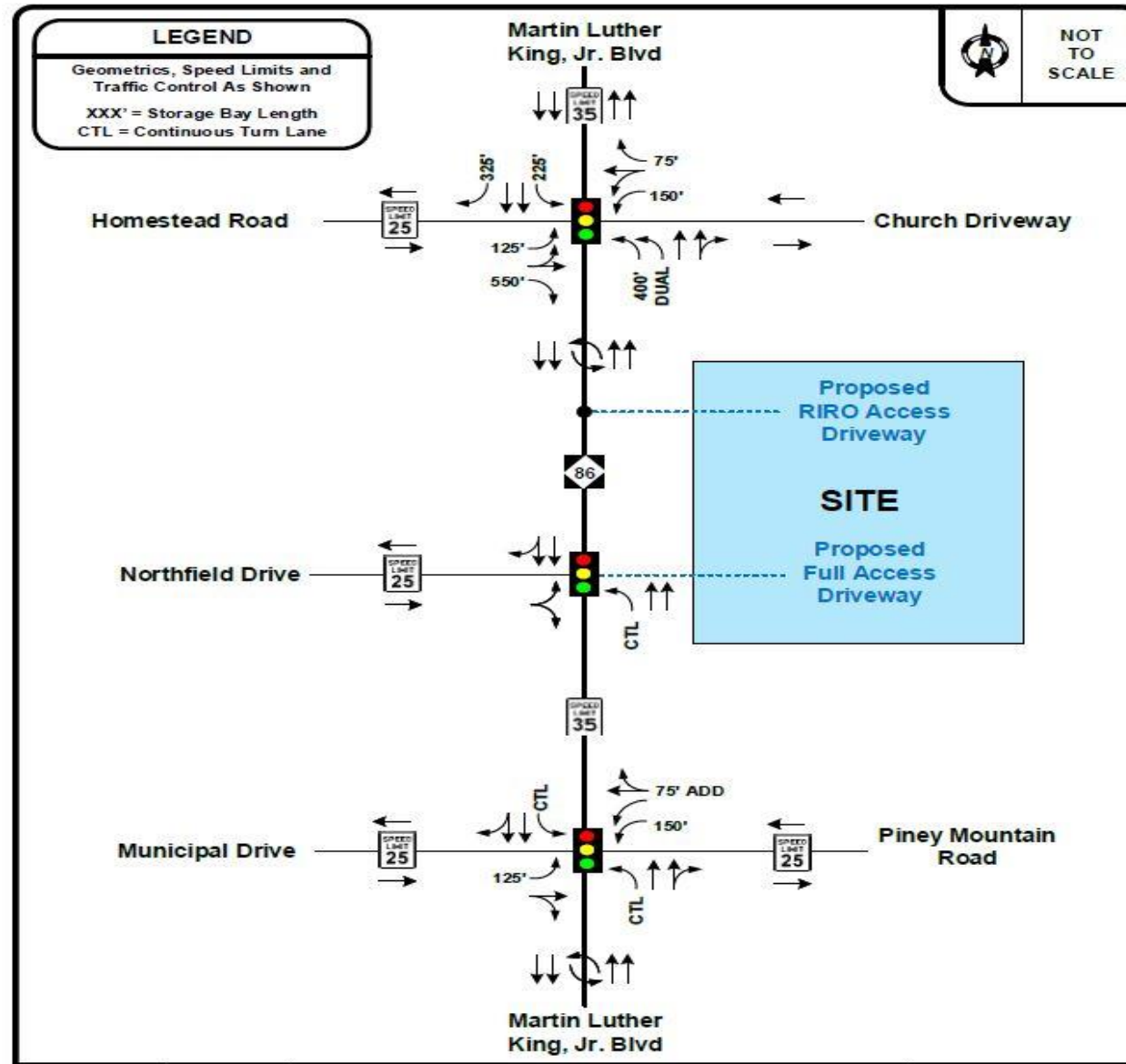


Site Details (continued)

- Vehicular Parking
 - 46 spaces
 - 44 regular
 - 2 handicapped
 - 158 spaces (residential)
- TIA
 - Completed



Traffic Impact Analysis



Traffic Impact Analysis (continued)

Table ES-2. Peak Hour Intersection Capacity Analysis Summary

Intersections	Peak Hour	2019 Existing		2022 No-Build		2022 Build		2022 Build – Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
NC 86 (Martin Luther King, Jr. Boulevard) & Homestead Road / Church Driveway	AM	C	24.5	C	26.2	C	25.6	N/A	N/A
	NOON	C	23.2	C	24.9	C	24.0	N/A	N/A
	PM	C	21.8	C	24.1	C	23.5	N/A	N/A
NC 86 (Martin Luther King, Jr. Boulevard) & Proposed RIRO Driveway [#]	AM	N/A	N/A	N/A	N/A	B	14.4	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	12.8	N/A	N/A
	PM	N/A	N/A	N/A	N/A	D	26.6	N/A	N/A
NC 86 (Martin Luther King, Jr. Boulevard) & Northfield Drive / Proposed Main Site Driveway	AM	A	3.6	A	3.6	B	19.6	B	16.4
	NOON	A	4.2	A	4.0	B	15.4	B	14.1
	PM	A	9.9	B	10.6	B	18.8	B	16.7
NC 86 (Martin Luther King, Jr. Boulevard) & Piney Mountain Road / Municipal Drive	AM	B	12.7	B	12.7	B	11.6	N/A	N/A
	NOON	A	8.9	A	8.7	A	8.7	N/A	N/A
	PM	B	12.1	B	13.0	B	12.9	N/A	N/A

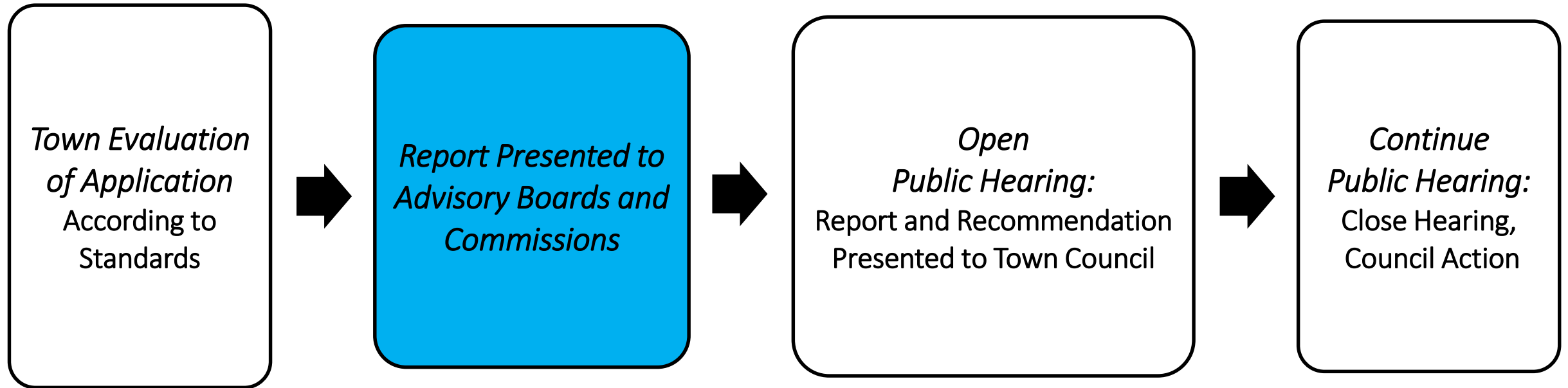
N/A – Not Applicable or No Improvements Necessary

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

[illegible]

Process



Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	Re-alignment, Westbound left turn & through/right-turn lanes	✓
Sec 5.8 Vehicular Access	Two access points; one full and RIRO	✓

Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.8 Bicycle Improvements	None proposed	✓
Sec 5.8 Pedestrian Improvements	Sidewalks along the frontage and throughout the site.	✓

Site Overview: Parking and Loading

Design/LUMO Standards	Comment	Status
Sec 5.9 Vehicular Parking	46 parking spaces, 158 space – residential (According to LUMO)	M
Sec 5.9 Bicycle Parking	10 bike parking spaces (LUMO requires a min 4, additional 2 per 2,500 SF).	✓

Site Overview: Parking and Loading (continued)

Design/LUMO Standards	Comment	Status
Sec 5.9 Traffic Impact analysis	TIA completed	✓
Sec 5.9 Parking Lot Standards	Built to Town Standards	✓

Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial