



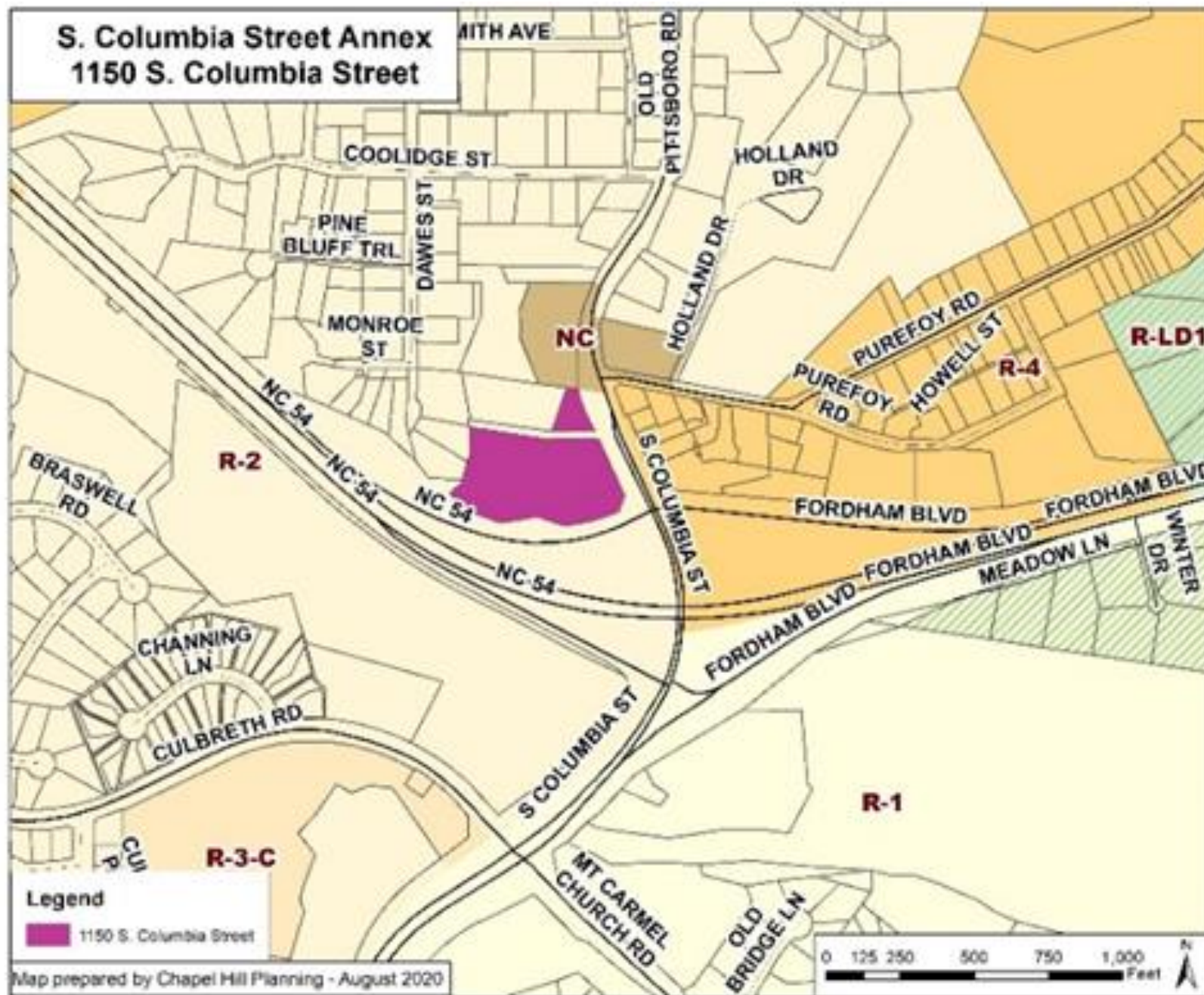
# Application for Conditional Zoning

South Columbia Street Annex

1150 S. Columbia Street

Transportation and Connectivity Advisory Board

September 22, 2020





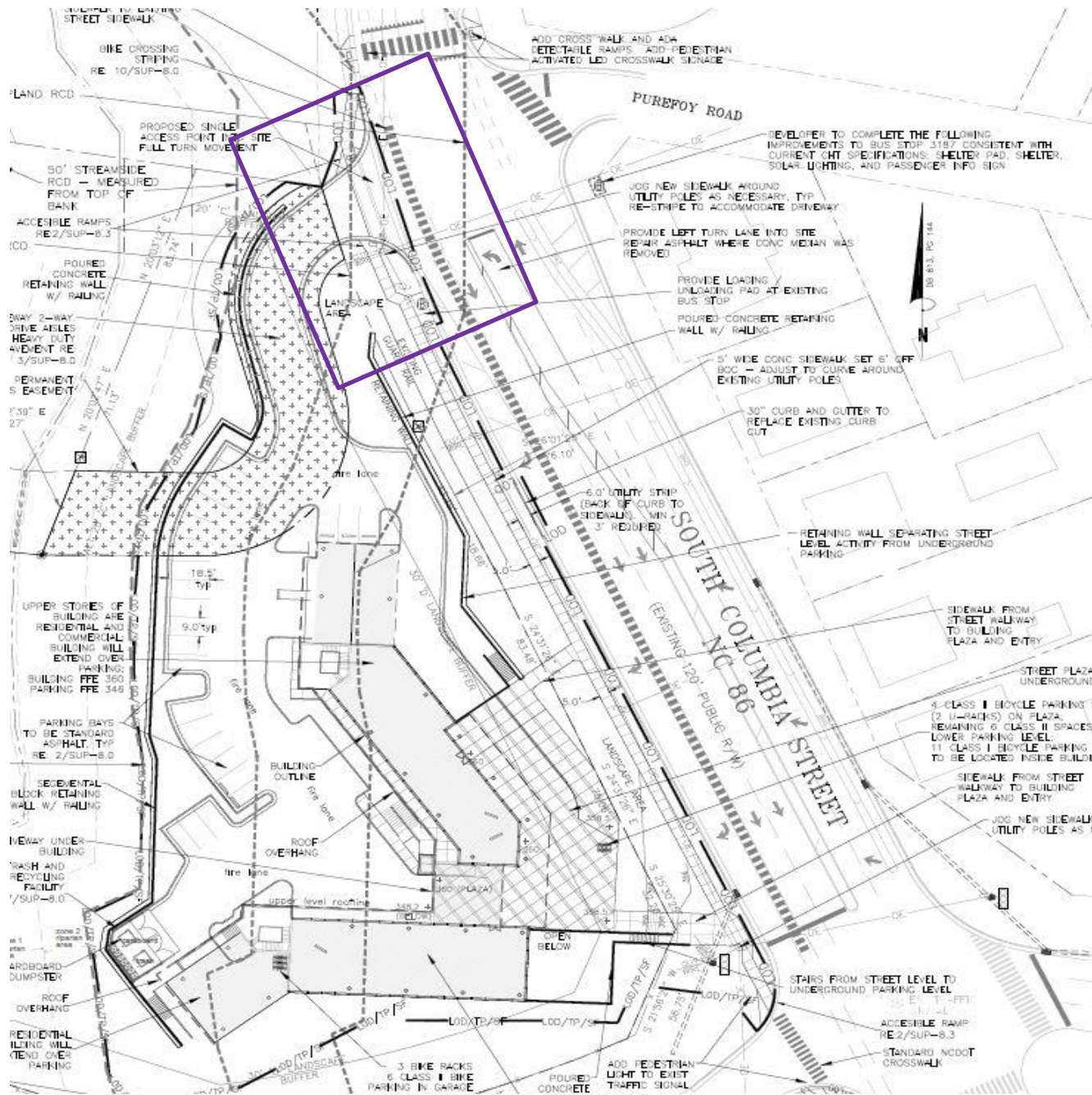
# Overview

- Mixed Use Building
  - 6-story
  - Apartment Units
  - Office Spaces
- Approximately 4 Acres
- Existing Use:
  - Vacant / Wood
  - Monroe Street ROW

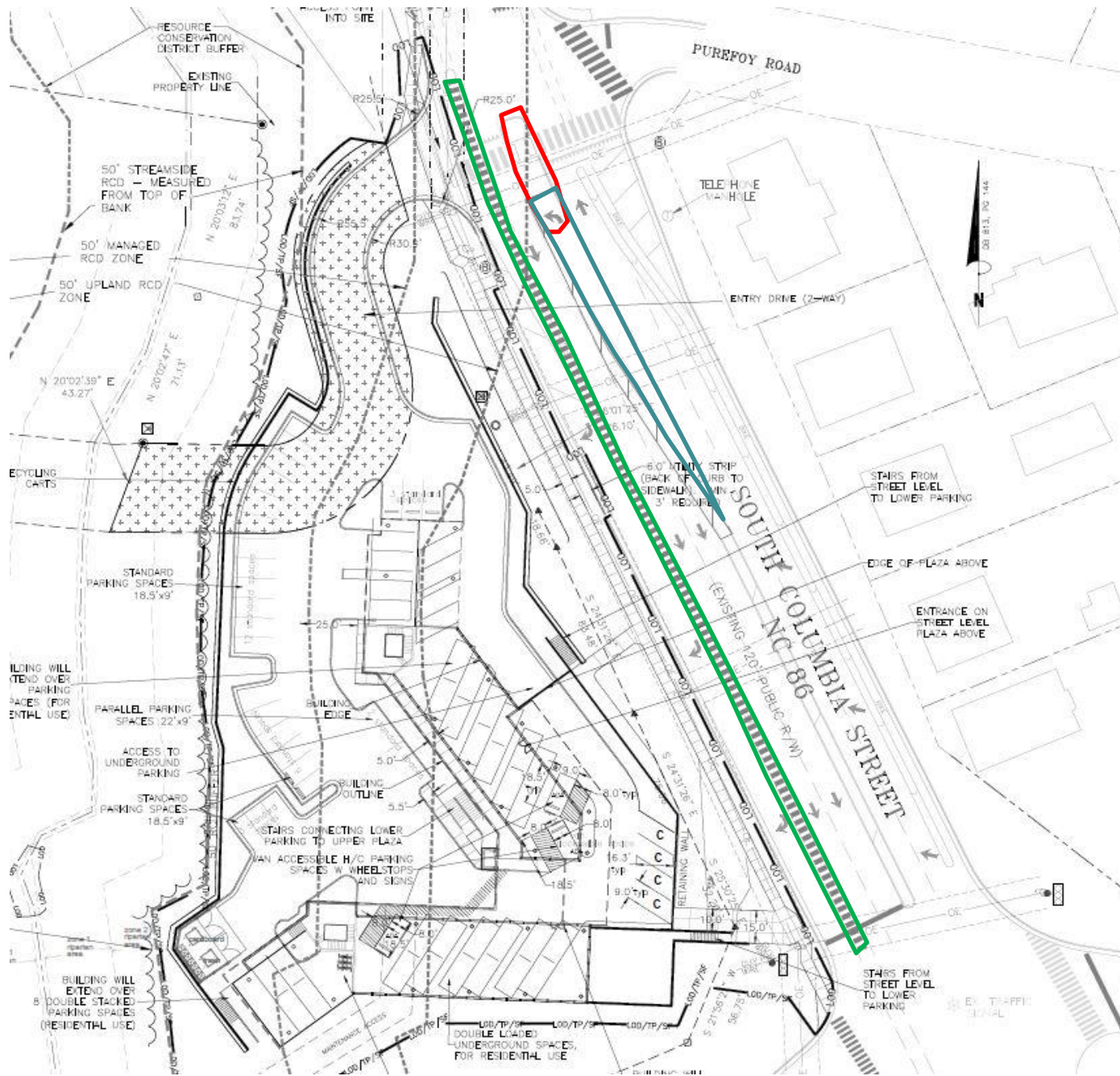
# Site details

## Vehicular Access

- Full Access Driveway
- Abandonment of Existing Right-of-Way







## Site details

## Roadway Improvements

- Addition Northbound Left-Turn Lane
- Existing Median Removed

## Bicycle Improvements

- Striping Along Frontage



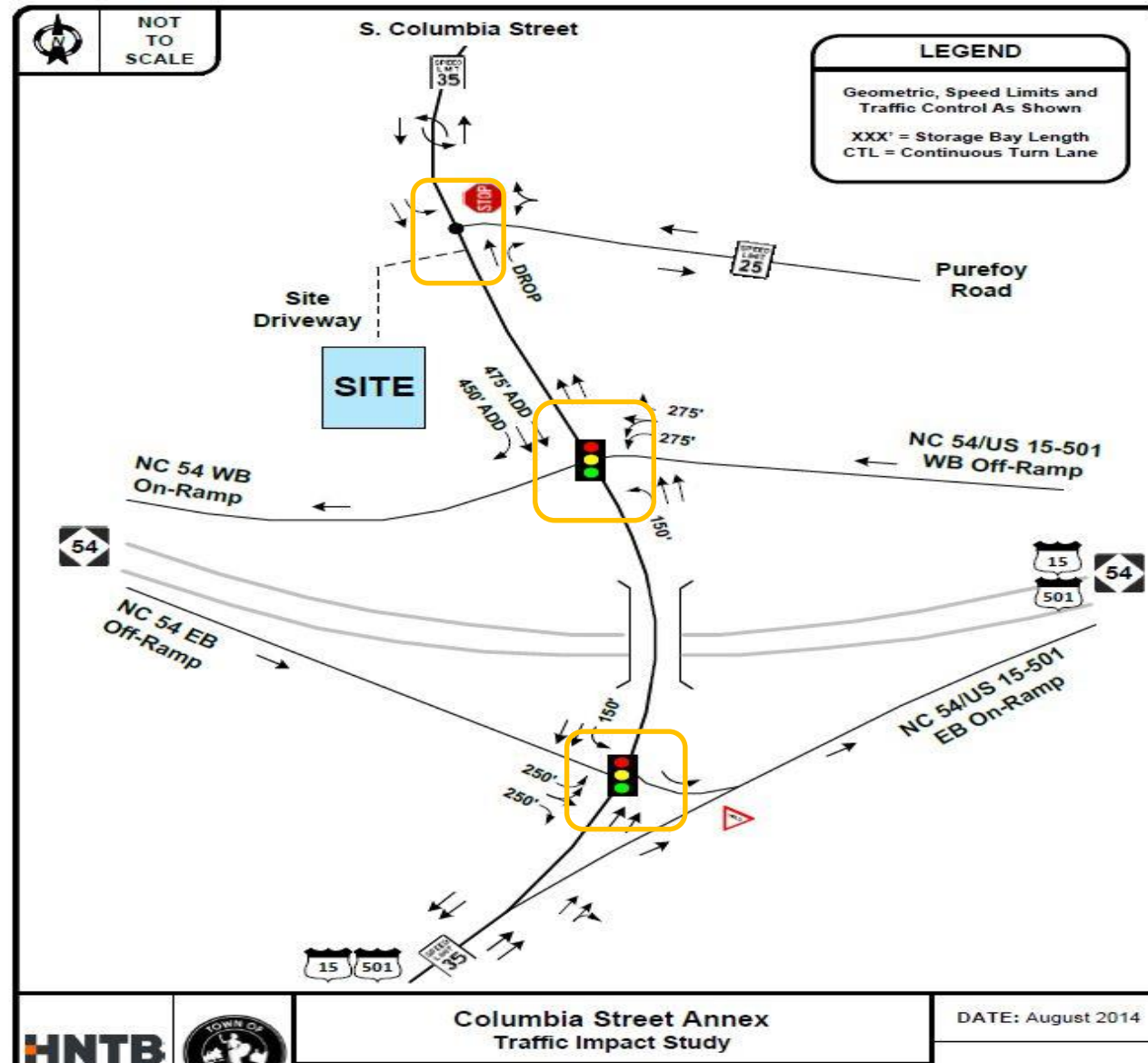


- 19 Spaces

- # Parking Lot Standard
- Built to Town's Standards

- Completed
- Will Be Revised

# Traffic Impact Analysis

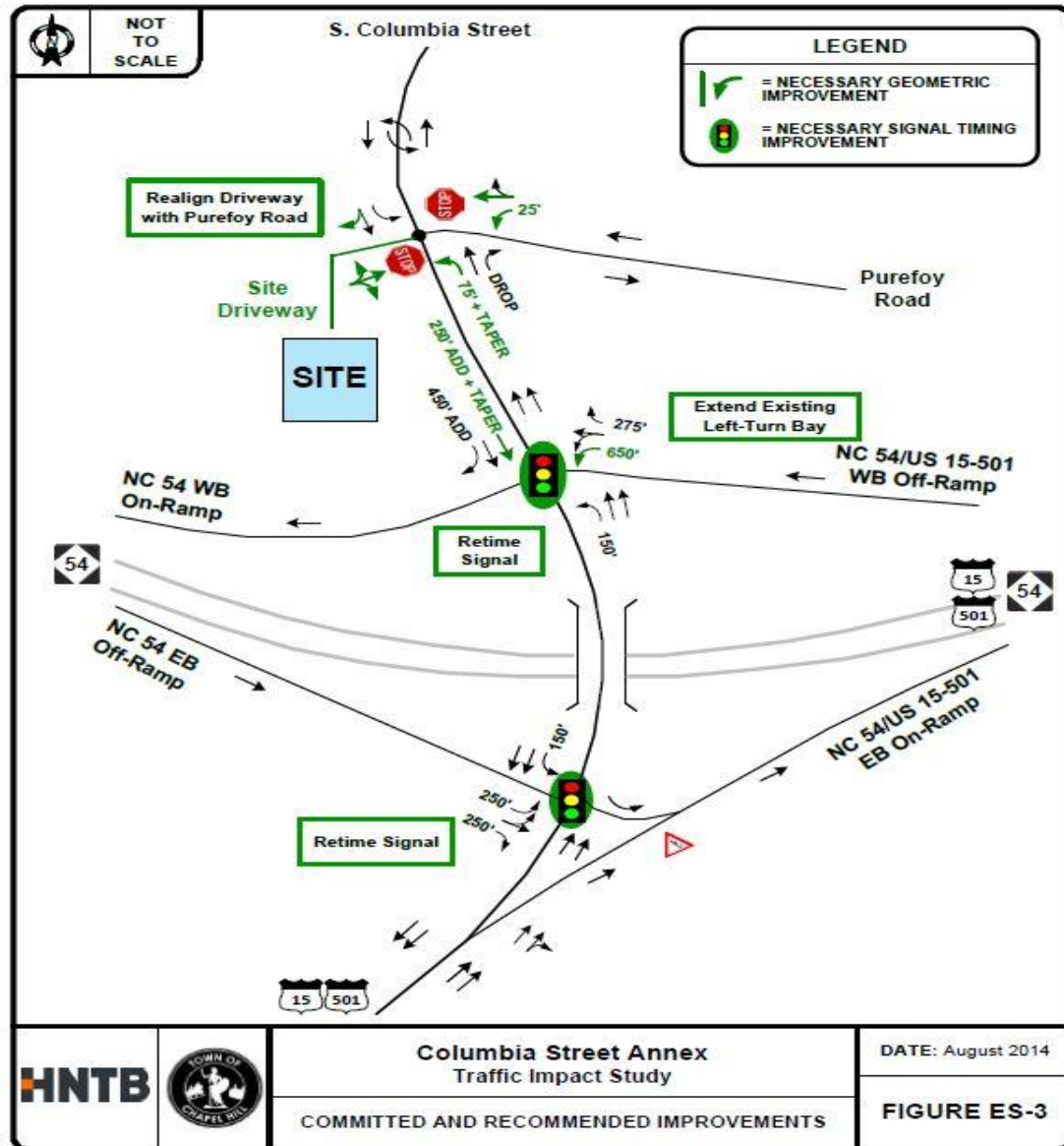




# Traffic Impact Analysis (continued)

Intersections	Peak Hour	2014 Existing		2017 No-Build		2017 Build	
		LOS	Delay	LOS	Delay	LOS	Delay
NC 86 (S. Columbia St.) & Purefoy Road	AM	D	27.0	D	29.4	D	30.1
	NOON	C	15.3	C	16.1	C	16.4
	PM	E	36.1	E	42.5	E	44.4
NC 86 (S. Columbia St.) & NC 54 Bypass Westbound Ramps	AM	C	27.0	C	22.8	C	22.8
	NOON	C	23.6	C	21.5	C	21.6
	PM	<b>E</b>	<b>68.9</b>	D	52.7	<b>D</b>	52.8
US 15-501 & NC 54 Bypass Eastbound Ramps	AM	C	34.4	C	24.6	C	24.6
	NOON	A	9.9	B	11.6	B	11.6
	PM	<b>F</b>	<b>93.0</b>	B	15.2	<b>B</b>	15.2
NC 86 (S. Columbia St.) & Site Driveway*	AM	N/A	N/A	N/A	N/A	C*	21.1*
	NOON	N/A	N/A	N/A	N/A	B*	14.8*
	PM	N/A	N/A	N/A	N/A	D*	28.2*

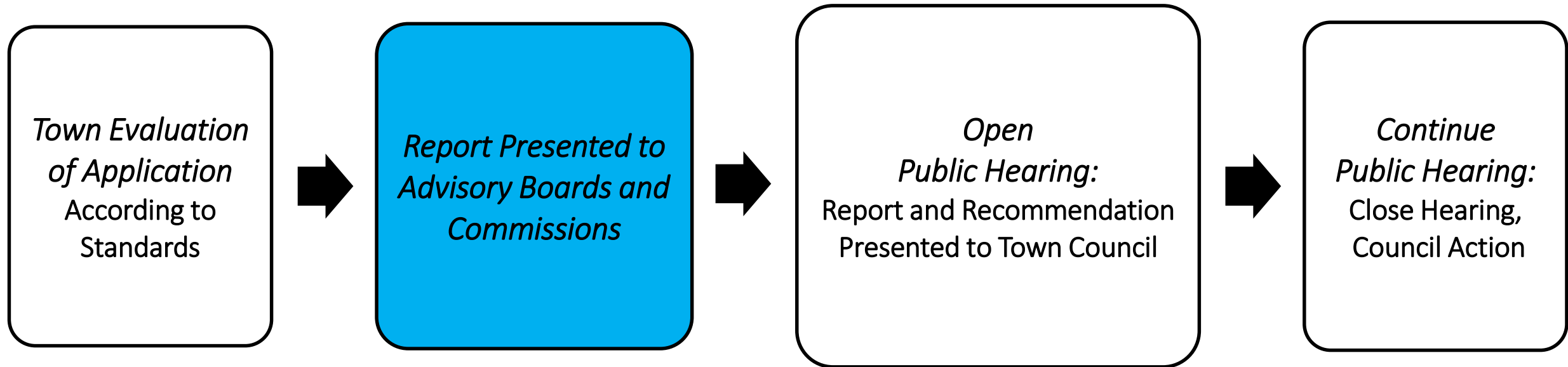
# Traffic Impact Analysis (continued)



- Recommendations
  - Retime the NC 54 Bypass Interchange Intersections Signals
  - Provide Additional Storage Capacity for NC 54 Bypass Westbound Off-Ramp
  - Consider Realigning the Proposed Driveway with Purefoy Road



# Process



# Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Road Improvements	Additional Left-Turn Lane	✓



# Site Overview: Access and Circulation

Design/LUMO Standards	Comment	Status
Sec 5.8 Vehicular Access	Abandonment of Existing Monroe Street ROW, Full Access Driveway, Northbound Left-Turn Lane	✓
Sec 5.8 Bicycle Improvements	Striping along the frontage	✓

# Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.8 Pedestrian Improvements	Install ADA Ramps, Activated LED Signal, Crosswalk	✓
Sec 5.9 Vehicular Parking	69 Spaces	✓



# Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.9 Bicycle Parking	19 Parking Spaces	✓
Sec 5.9 Traffic Impact Analysis	TIA was completed, Will be revised at ZCP stage	✓

# Site Overview: Access and Circulation (continued)

Design/LUMO Standards	Comment	Status
Sec 5.9 Parking Lot Standards	Built to Town's standards	✓

# Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial