



**Active Adults Housing  
Special Use Permit  
Planned Development-Housing  
2217 Homestead Road**

**Council Public Hearing  
December 5, 2018**

## Recommendation

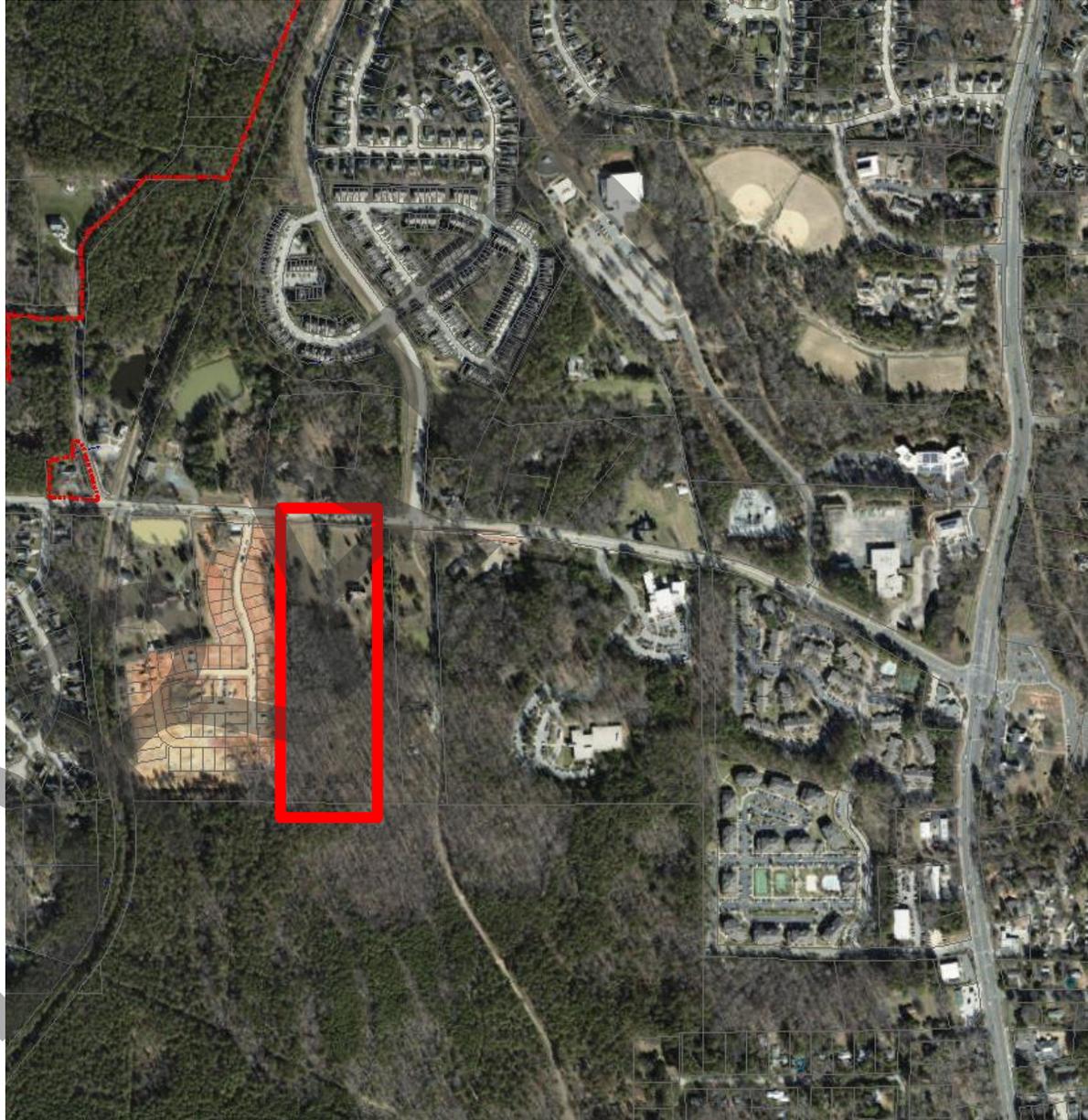
That the Council

- Receive evidence;
- Enter documents into the record;
- Close the Public Hearing; and
- Adopt Revised Resolution A (as amended), approving the Special Use Permit.

## Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meets goals of Comprehensive Plan.

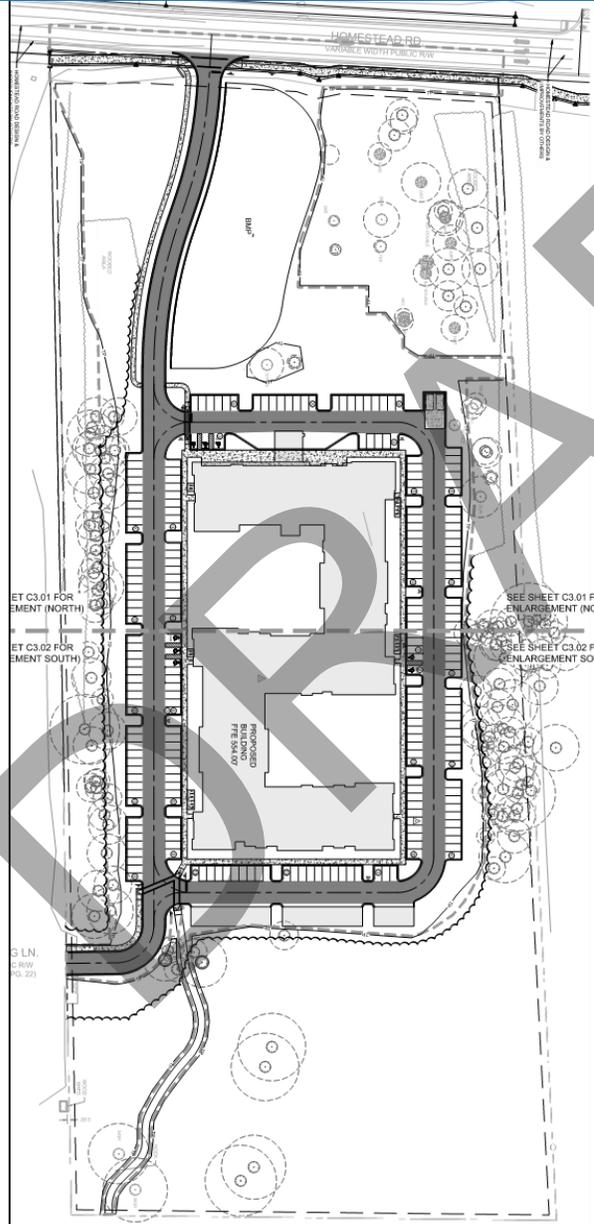
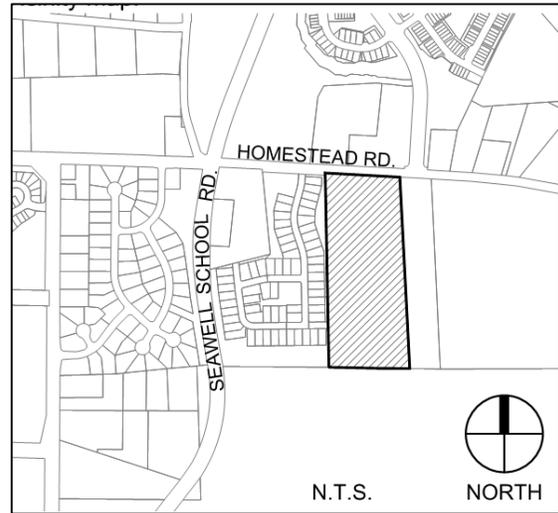
# 2217 Homestead Road



# 2217 Homestead Road

## Overview

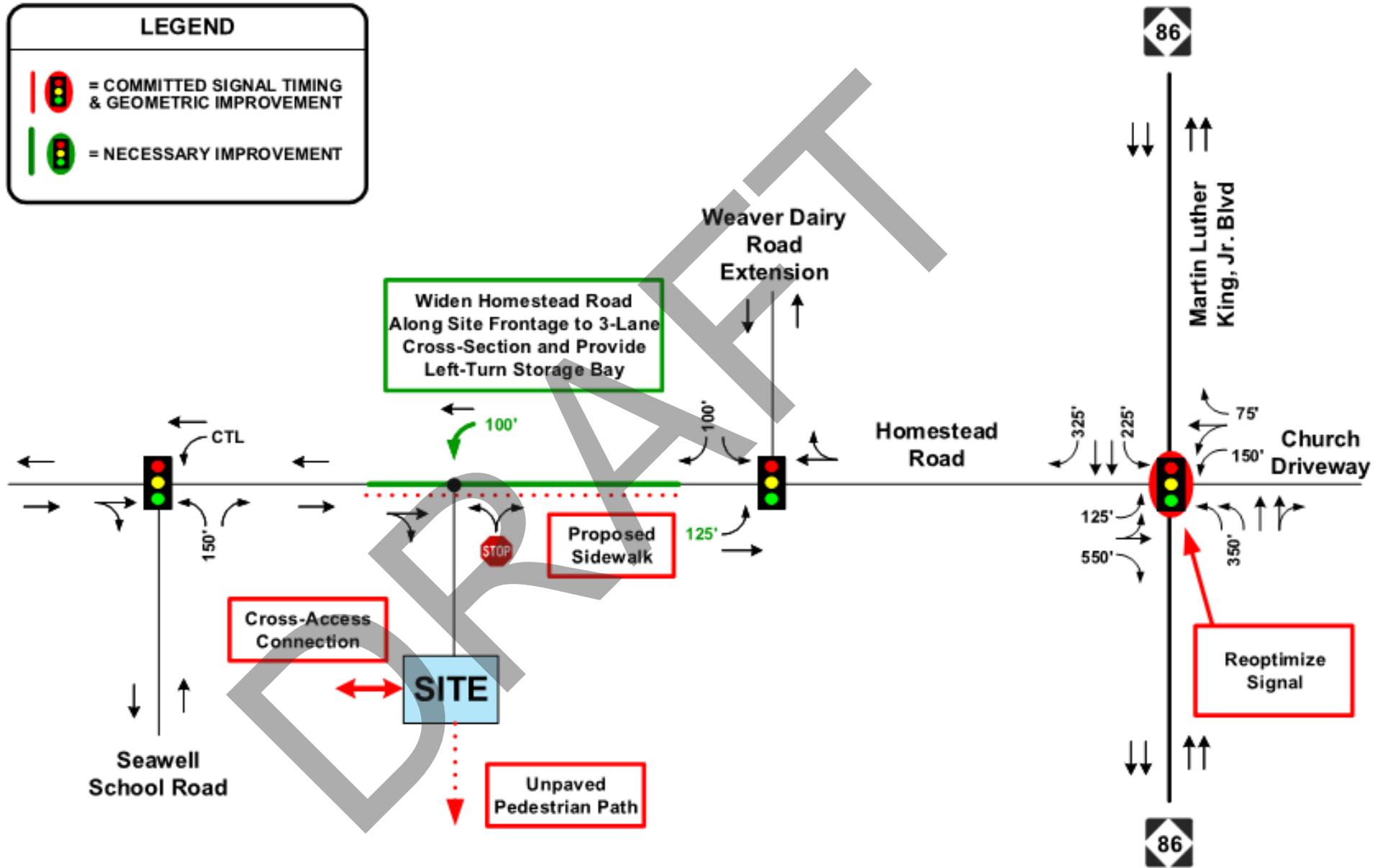
- Proposed Age-Restricted Multi-Family residential development
- 190 units
- 254 Parking Spaces
- No Modifications to Regulations



## Key Considerations:

- Traffic Impacts on Homestead Road;
- Vehicle connection;
- UNC Greenway connection;
- Affordable Housing.

# Traffic Impact Analysis



# Existing transportation facilities

- 2 lane road
  - Turn lanes
  - Some sidewalk
  - Some bus service
- Traffic signal

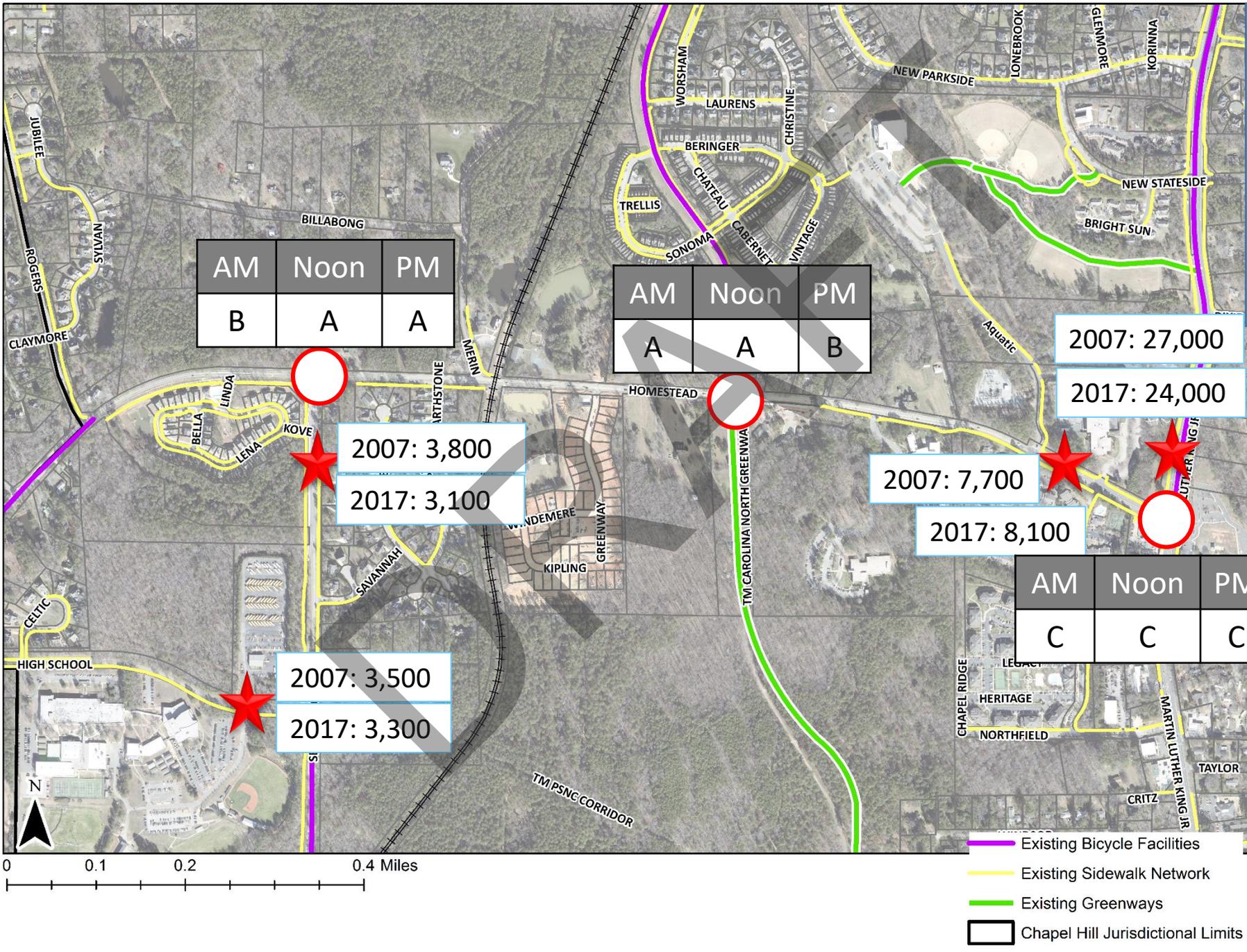


# Roadway Traffic Conditions

Annual Average Daily Traffic (cars on the road) for 2017  
[Link to all AADT](#)

Note: many AADT station counts have decreased in the last 10 years despite population growth

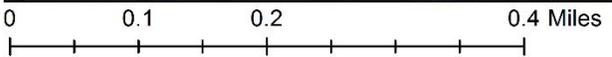
Intersection Level of Service  
 Source: Active Adult Housing Development TIA Analysis 2017



# Bicycle and Pedestrian Facilities

## Town Capital Projects:

- 10' multi-use paths and bike lanes along Homestead Rd
- 5' sidewalk gap along Seawell School Rd



— Town Project

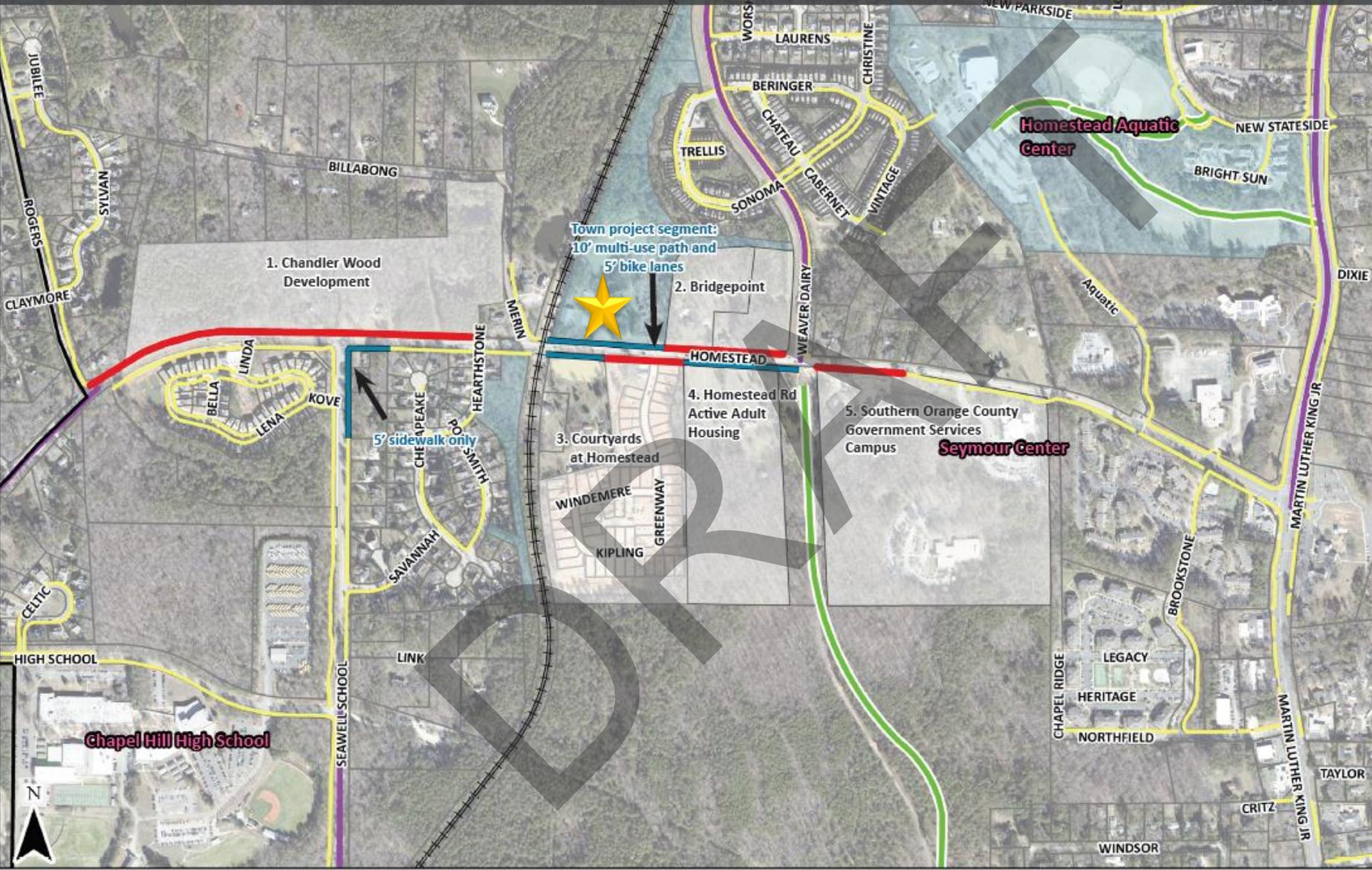
- Existing Bicycle Facilities
- Existing Sidewalk Network
- Existing Greenways
- Chapel Hill Jurisdictional Limits

# Approved Development

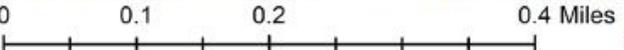
Development	Year Approved	Total Units	Affordable Units
Vineyard Square	2001	191	30
Burch Kove (Homestead Twins)	2007	74	11 units
Bridgepoint (not yet constructed)	2010	23-32	15 %
Courtyards at Homestead	2014	63	15 % (PIL \$803,250); 2 units on site
Chandler Woods (Merin Road Development) (Under construction)	2016	71	9 units
Church of Advocate Pee Wee Homes (under construction)	2018	3	3

# Homestead Road Project Map

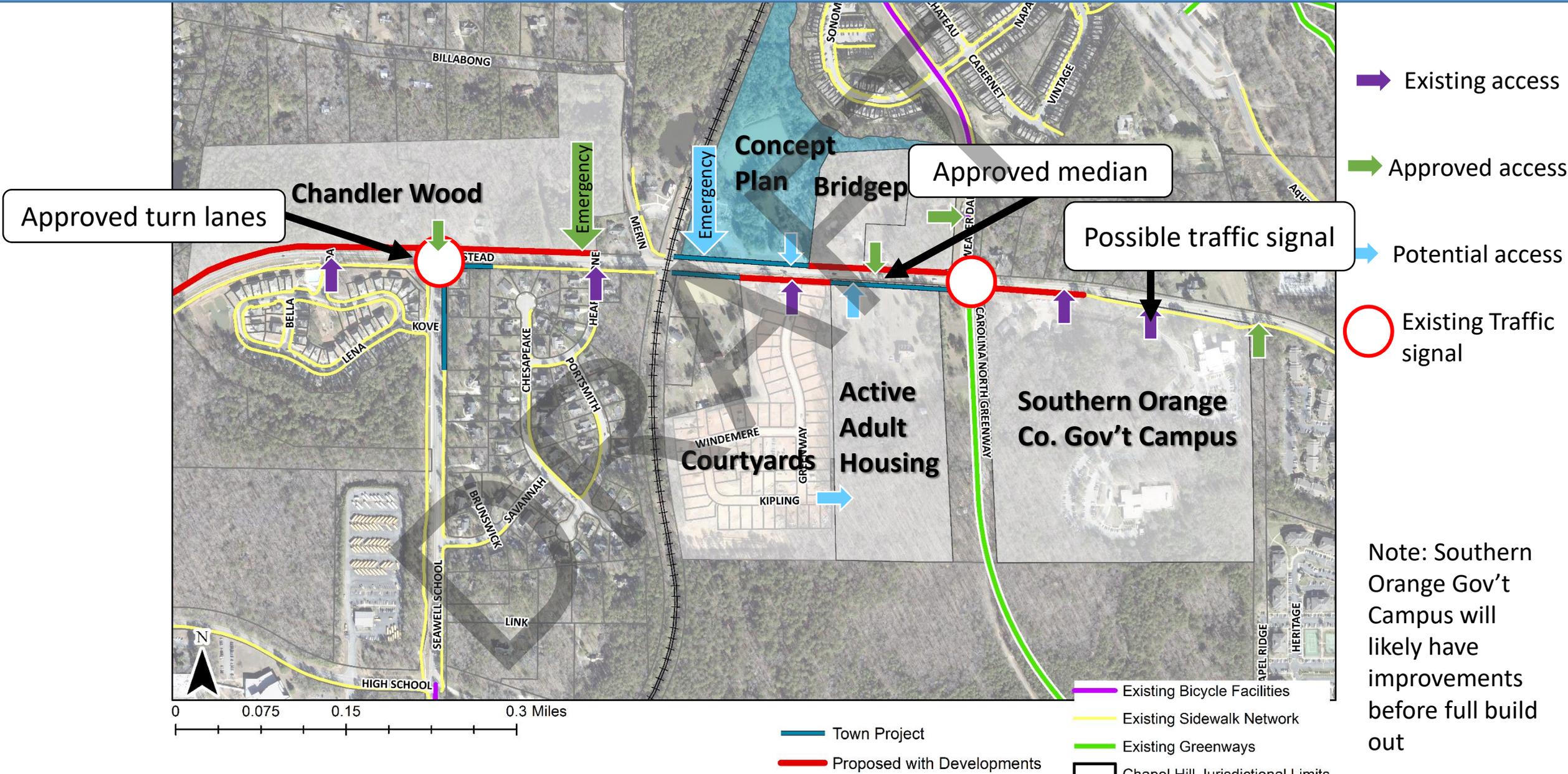
## Development Activity



- 5 development plans
- 1 almost completed (Courtyards at Homestead)
- 1 still in review (Homestead Rd Active Adult Housing)
- ★ Concept Plan



# Full picture of road improvements



# Revised Traffic Impact Analysis

Homestead Road Active Adult Housing TIS - Merin Road Community Impacts Technical Memorandum

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## TECHNICAL MEMORANDUM

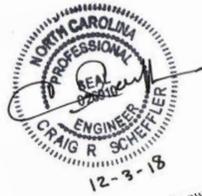
To  
Kumar Neppalli  
Traffic Engineering Manager  
Town of Chapel Hill

From  
Craig Scheffler, P.E., PTOE  
HNTB North Carolina, P.C.

Cc  
HNTB Project File: 71078

Subject  
Homestead Road Active Adult  
Housing - Traffic Impact Study  
Merin Road Community  
Background Traffic Analysis

Date  
12/3/18



Per Town of Chapel Hill request related to the Homestead Road Active Adult Housing (formerly known as Overture Senior Residences) proposed development, the following information represents an updated analysis of future year 2020 No-Build and Build Scenario conditions to account for the Merin Road Community residential development, which is under construction and located in the traffic impact study (TIS) project study area for the Homestead Road Active Adult Housing development.

This technical memorandum provides intersection capacity analyses and queue length/storage information for estimated weekday AM, noon, and PM peak hour conditions for the 2020 Without Site and 2020 With Site Scenarios, as previously analyzed in the original TIS submitted by HNTB to the Town in December 2017. All previous assumptions regarding existing and future traffic conditions, traffic volume projections, and background traffic growth remain the same from the December 2017 report and analyses, unless noted in the following sections.

### Merin Road Community Residential Development Discussion

Town of Chapel Hill staff provided site plans and a previous TIS for the Merin Road Community development, completed by RS&H in June 2015 and titled Traffic Impact Analysis - Homestead Road Subdivision Development. This document was used to add and distribute estimated site-generated background trips to the Homestead Road Active Adult Housing study area network. Table 1, taken from page 10 of the RS&H TIS, provides a summary of the trip generation. Figure 6 from the TIS indicates that access for trip distribution and assignment purposes. The latest site plan for the development indicates that access for trip distribution will be made at a single access point across from Seawell School Road at its intersection with Homestead Road. The 2015 TIS assumed another access point from Merin Road to Homestead Road. Trip distribution and assignment data was updated for this change in the site plan.

In addition, the development will also feature upgrades to turning lanes and signal operations at the existing Seawell School Road/Homestead Road intersection. Town staff provided an updated traffic signal plan that was utilized in updating 2020 Without Site and With Site analyses for this technical memorandum.

Table 2. Capacity Analysis Results for Study Area Intersections  
2020 Traffic Without Site

Intersections/Movements	AM			Noon			PM			Storage Length (ft)
	LOS	Delay	95 <sup>th</sup> % Queue	LOS	Delay	95 <sup>th</sup> % Queue	LOS	Delay	95 <sup>th</sup> % Queue	
<b>Homestead Road and Seawell School Road</b>	C	30.7		B	11.2		B	19.4		
EB LT	A	5.9	25'	A	4.2	25'	A	7.1	25'	250'
EB TH-RT	C	31.3		B	13.6		C	25.5		
WB LT	C	31.8	225'	A	4.7	25'	B	10.9	75'	650'
WB TH	A	8.1		A	7.9		B	15.7		
WB RT	A	7.4	25'	A	7.3	25'	A	9.7	25'	100'
NB LT	C	29.0	75'	B	17.4	25'	B	19.9	50'	150'
NB TH-RT	D	44.0		B	19.8		C	25.6		
SB LT	C	30.5	50'	B	17.4	25'	B	19.4	50'	100'
SB TH-RT	C	28.3		B	17.2		B	18.6		
<b>Homestead Road and Weaver Dairy Road Extension</b>	B	10.8		B	10.9		B	15.6		
EB LT	A	5.1	75'	A	3.6	50'	A	5.3	50'	100'
EB TH	A	4.3		A	3.2		A	3.4		
WB TH-RT	C	24.7		B	16.7		C	25.3		
SB LT	C	28.5		C	21.9		C	34.7		
SB RT	B	10.0	125'	B	11.1	75'	B	17.5	225'	100'
<b>Homestead Road and NC 86 (Martin Luther King, Jr. Boulevard)</b>	C	29.1		C	32.7		C	34.0		
EB LT	<b>E</b>	<b>78.9</b>	225'	<b>F</b>	<b>84.9</b>	175'	<b>F</b>	<b>96.1</b>	250'	125'
EB LT-TH	<b>E</b>	<b>79.8</b>	225'	<b>F</b>	<b>85.9</b>	175'	<b>F</b>	<b>96.8</b>	250'	CTL
EB RT	<b>E</b>	<b>58.4</b>	325'	<b>F</b>	<b>81.5</b>	300'	<b>E</b>	<b>71.8</b>	350'	550'
WB LT	<b>E</b>	<b>68.3</b>	25'	<b>E</b>	<b>76.9</b>	25'	<b>F</b>	<b>83.3</b>	25'	150'
WB LT-TH	<b>E</b>	<b>68.3</b>		<b>E</b>	<b>76.5</b>		<b>F</b>	<b>83.8</b>		
WB RT	D	45.8	25'	<b>E</b>	<b>55.4</b>	50'	<b>E</b>	<b>56.8</b>	25'	75'
NB LT	<b>E</b>	<b>62.2</b>	125'	<b>E</b>	<b>79.9</b>	175'	<b>F</b>	<b>121.5</b>	350'	350'
NB TH-RT	B	11.0		B	12.3		B	13.3		
SB LT	B	16.1	25'	B	13.2	25'	B	14.4	25'	225'
SB TH	C	22.6		B	14.7		B	17.0		
SB RT	A	6.4	125'	A	5.8	100'	A	5.7	150'	325'

Delay Measured in Seconds Per Vehicle    CTL = Continuous Turn Lane    **BLUE** = Background Geometric/Signal Timing Improvement  
**BOLD/ITALICS** - Movement or overall intersection is over Town TIS Guidelines threshold capacity    **PURPLE** = 95<sup>th</sup> Percentile Queue May Exceed Storage Length

# Vehicle Connections



# Vehicle Connections



# Vehicle Connections



Two-way

Speed Table

One-way



Bollards

Fire Access



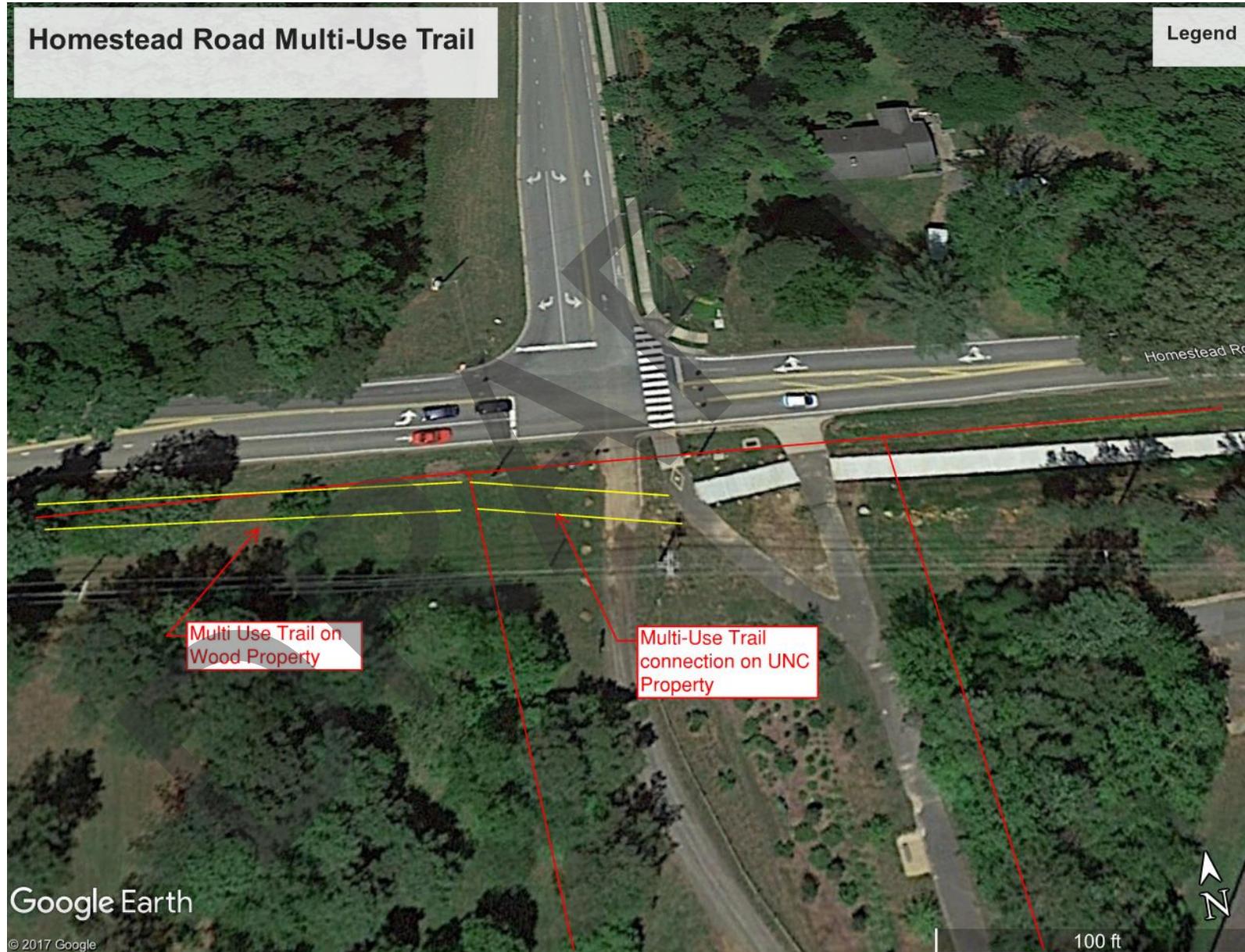
# Vehicle Connections – One-Way



# UNC Connection



# Bicycle and Pedestrian Improvements



# Affordable Housing Proposal

## Development Bonuses

- Voluntarily complying with Inclusionary Ordinance;
- Density bonus of 15 percent = 28 units;
- Floor Area bonus of 4,400 sq. ft. per affordable unit = 124,960 sq. ft.

## Applicant's proposal:

- Proposed Payment-in-lieu of \$315,000

## Council Decision:

Determination that the payment-in-lieu is better alternative than on-site units.

## Recommendation

That the Council

- Receive evidence;
- Enter documents into the record;
- Close the Public Hearing; and
- Adopt Revised Resolution A (as amended), approving the Special Use Permit.