

To	Marchell Adams-David, City Manager
Thru	Paul Kallam, Transportation Director
From	Tony Howard, Senior Transportation Analyst
Department	Transportation
Date	May 5, 2026
Subject	ADA Parking and Mixed Use Loading Zone – 900 West Morgan Street

It is recommended that a designated ADA Parking Space be established along the west side of the 900 block of West Morgan Street near the intersection of Tryon Hill Drive.

In February 2026, Transportation staff received a request from a newly relocated business at 909 West Morgan Street to install an on-street accessible parking space adjacent to their property to improve access for customers with disabilities. Following a field review, the space directly in front of the establishment was identified as the most appropriate location.

The proposed accessible space provides direct and convenient access to the sidewalk, allowing individuals with disabilities to safely transition between their vehicle and the pedestrian network. Its proximity to nearby destinations along the corridor further supports equitable access and enhances overall safety for all users.

As part of this evaluation, staff also assessed existing curbside operations along this block of West Morgan Street. Observations indicate that large delivery vehicles frequently occupy a posted No Parking zone and encroach into a mid-block crosswalk due to the lack of designated loading areas. This behavior creates significant safety risks for both pedestrians and motorists and conflicts with the City's accessibility and safety objectives.

To address these conditions comprehensively, staff recommends the establishment of a daytime Mixed Use Loading Zone on the west side of West Morgan Street, north of the mid-block crosswalk. This improvement will provide a dedicated space for deliveries, reduce illegal parking activity, and support the effective implementation of the proposed accessible parking space..

All affected property owners including the requesting business owner were duly notified of this proposed change and provided two weeks to respond with any concerns, but no responses were received. The proposed parking restrictions

would result in the loss of three (3) time restricted parking spaces into Mixed Use Loading and the conversion of a single time restricted parking space to an ADA Accessible Parking Space. The proposed ADA parking space and revised loading zone will provide better accessibility to the corridor. Upon approval, the Traffic Schedule should be amended effective seven days after Council action.

Recommendation:

Approve and amend the following Traffic Schedule:

Add to Traffic Schedule 15C (One Hour Parking Time Limits):

Morgan Street, west side, starting at a point 330 feet north of Tryon Hill Drive, northward to Hillsborough Street.

Add to Traffic Schedule 29 (Mixed Use Loading and Unloading Zones):

Morgan Street, west side, starting at a point 271 feet north of Tryon Hill Drive, northward 59 feet.

Add to Traffic Schedule 31B (Non-metered ADA Accessible Parking):

Morgan Street, west side, starting at a point 132 feet north of Tryon Hill Drive, northward 23 feet.



W. MORGAN ST.

HILLSBOROUGH ST.

1 HR Parking

Mixed Use LDZ

W Morgan St

Existing 1 HR Parking

1 HR Parking ADA Space

Existing 1 HR Parking

Proposed

Tryon Hill Dr

TRYON HILL DR.