



1701 Martin Luther King Jr Blvd - Conditional Zoning
Staff: Britany Waddell, Judy Johnson, Corey Liles
Council Meeting Date: May 7, 2025

Manager Recommendation

<input checked="" type="checkbox"/>	The Town Manager recommends that the Council approve the project and approve all requested modifications to regulations , subject to the conditions in Ordinance A.
-------------------------------------	---

Updates since the April 23, 2025 Legislative hearing

The Ordinance has been updated to reflect the revised period of affordability for the new units, 15 years instead of 30 years. There have been no changes to the project proposal since the Hearing.

Project Overview

- Zimmer Development company, on behalf of Chapel Hill Housing LLC (Owner) requests a Conditional Zoning District to convert vacant commercial space into six multifamily units.
- The proposed rezoning is Mixed Use-Village-Conditional Zoning District (MU-V-CZD), which would replace the existing Mixed Use-Village and Residential-2 (R-2) zoning districts.
- All six of the new units will be affordable units.
- The proposed units are on the ground floor of an existing building in the 1701 North Apartments development. No expansion to the building or other site alterations are proposed.
- The site is about 10 acres containing four multifamily buildings and 154 existing dwelling units, located near the intersection of Martin Luther King Jr. Blvd. and Weaver Dairy Road. Council previously approved the development in 2012.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project **meets** the Town's strategy for growth. No single issue raised below should be considered in isolation.



Consistent






Somewhat Consistent



Not Consistent

N/A Not Applicable

<input checked="" type="checkbox"/>	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.
<input checked="" type="checkbox"/>	<ul style="list-style-type: none">• The property is a larger infill site served by existing infrastructure. It is located near a station for the future Bus Rapid Transit corridor.
<input checked="" type="checkbox"/>	Goal 1: Plan for the Future Strategically
	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Future Land Use Map• Shaping Our Future

<ul style="list-style-type: none">• The site is in the North Martin Luther King Jr. Blvd. Focus Area of the Future Land Use Map (FLUM), Sub-Area D. This Sub-Area includes Multifamily Residential as an appropriate Primary Use.• The FLUM recommends a typical height of 4 to 6 stories, with an Activated Street Frontage Height of 6 stories along Martin Luther King Jr. Blvd.		
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Mobility & Connectivity Plan• Connected Roads Plan
<ul style="list-style-type: none">• The Mobility Plan proposes two greenways for this site. One runs along the Martin Luther King Jr. Blvd. frontage. The second runs east to west, connecting the site to Lonebrook Drive.• Existing bus routes operate along Martin Luther King Jr. Blvd. The road also has existing sidewalks and bike lanes.		
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none">• Climate Action & Response Plan
<ul style="list-style-type: none">• Adding housing units at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan.• The applicant will install conduit to make some parking spaces “EV-capable” for future vehicle charging.• The applicant has made several other climate action commitments for the new dwelling units that are reflected in the ordinance.		
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
<ul style="list-style-type: none">• The proposed units are within an existing building. The applicant does not propose site alterations.• The site has been developed with buildings and recreation amenities close to the street, and with reduced visibility of parking.		

Public Engagement

Engagement related to this project includes mailed notices to neighboring owners and occupants, and a public information meeting held on April 10, 2025. Staff have not received significant numbers of phone calls or emails regarding the project.

Project Location

