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Planning for the Future

1200 MLK

CONCEPT PLAN SUBMITTAL

11.27.2018

DEVELOPER'S PROGRAM

This is a request for review of a Concept Plan application by the Town of Chapel Hill.

Introduction

The '1200 MLK' project is the redevelopment of the existing Tar Heel Mobile Home Park and non-operational Marathon Service Station, on the east side of Martin Luther King Boulevard, across from the intersection with Northfield Drive. The project is proposing to modernize the service station, add a new self-storage building, and preserve or reposition most all of the existing mobile home residential units. The developer understands the significance that the existing affordable housing plays in the Town's variety of housing options, thus retaining as many of the existing units, while redeveloping a portion of the site, is important. The parcel addresses are 1200 and 1204 MLK Jr. Blvd.

Site Description

The site consists of two parcels, totaling approximately 13.9 acres. The site is partially wooded, with the old Marathon service station at the front of the site, and approximately 73 existing mobile home residential units at the rear and sides of the site. The site has access via multiple access points off of MLK Jr. Blvd. Two of these access points are oddly positioned on either side of the signalized intersection with Northfield Drive. There are existing bus stops on both the east and west sides of MLK Jr. Blvd, adjacent to the site.

The project site is bounded by the Orange United Methodist Church to the north, an existing single family residential neighborhood to the east and south, and various commercial businesses on the west side of MLK Jr Blvd.

The site slopes gently from the front (west) to the rear (east). An existing OWASA lift station is positioned at the northeast corner of the project site.

Site Access and Circulation

The site is currently accessed via a split driveway spanning the across the signalized intersection at Northfield Drive. This pair of driveways will be reworked to align with the signalized intersection, improving access functionality and safety. There are two additional residential driveways off of MLK Jr Blvd. that will remain unchanged. The project will improve vehicular circulation into to the mobile home park via the reworked signalized intersection. Pedestrian sidewalk improvements will be provided along the frontage of the site, which currently does not have one. Onsite parking will be provided for both of the proposed uses.

Building Orientation and Site Layout

The convenience store building will be oriented so that the parking is at the side or rear, with the fuel pump canopy positioned to the side of the building. The multi-story self-storage building will be located approximately 250' from the ROW, minimizing visibility, and serving a buffer to the existing mobile home units. Some of the existing mobile home units will have to be removed or relocated for the proposed site redevelopment, but the majority of the units will be relocated to the rear of the site, to retain as many units as possible. The building architecture will meet the LUMO requirements.

Environmental and Landscaping

The 13.9 acre site contains 4.5 acres of protected RCD buffer area, extending 150' from the Kings Branch Stream along the northern property line. The existing mobile home park contains a variety of mature trees, with the majority of these to be retained. New landscaping and street trees will be provided for the redeveloped portion of the site. Required tree coverage, landscaping, and buffers will provide screening and visual interest.

Stormwater

The existing site currently doesn't have stormwater treatment. The proposed redevelopment will comply with the current stormwater quality and quantity regulations. The project will comply with all sedimentation and erosion control requirements utilizing on and offsite protection measures.