



TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

CONDITIONAL REZONING
8.23.2022

701 MLK Jr. Boulevard Conditional Rezoning

701 MLK Jr. Blvd., Chapel Hill, NC, 27514





RECOMMENDATION

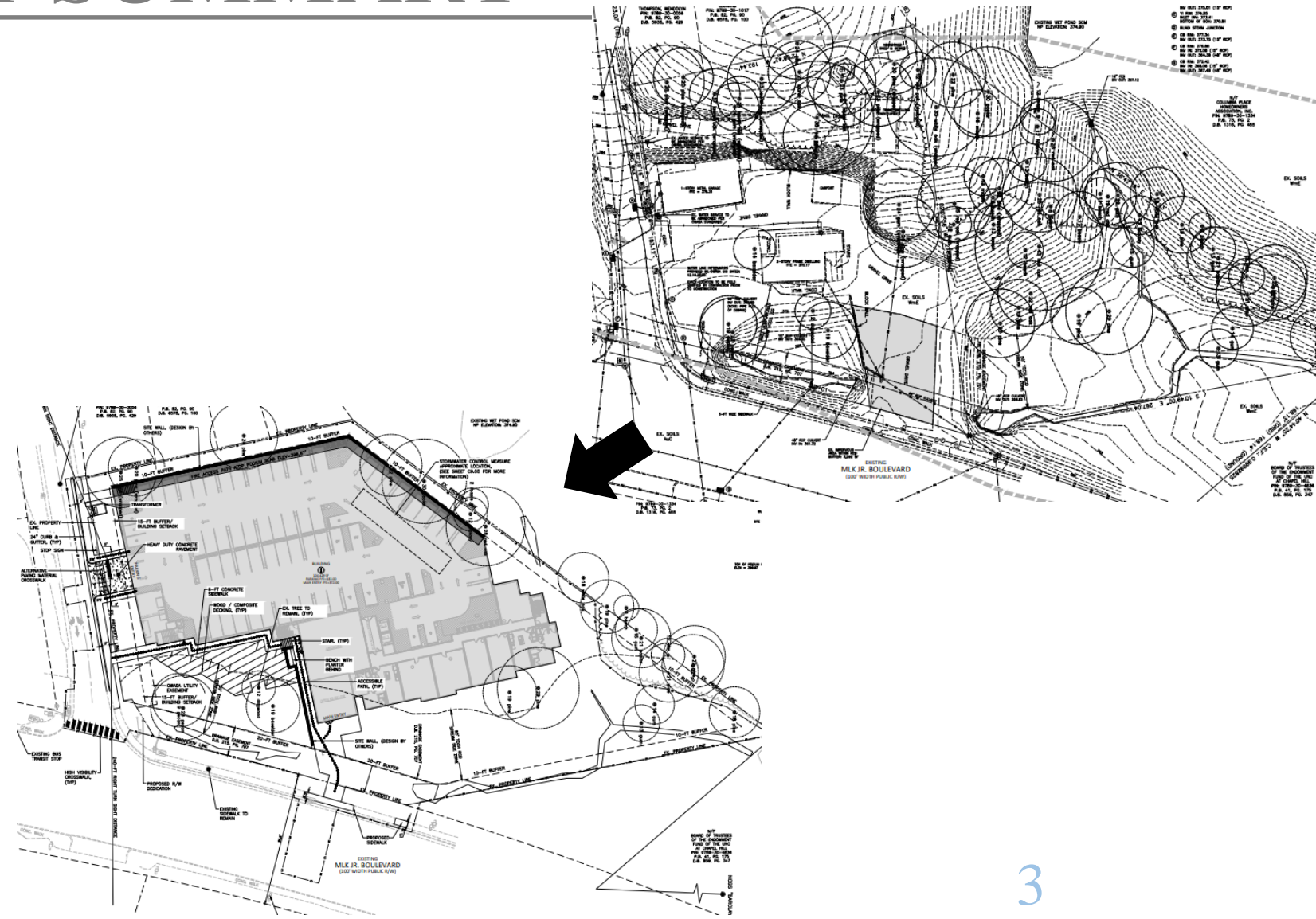
- ❑ Recommend approval or denial of Ordinance A to the Town Council





PROJECT SUMMARY

- ❑ Proposed apartment building on existing auto garage
- ❑ 112 units, up to 70' tall
- ❑ Existing Zoning: NC & R-3
- ❑ Proposed Zoning: R-6-CZD





KEY POINTS-*Evaluation*

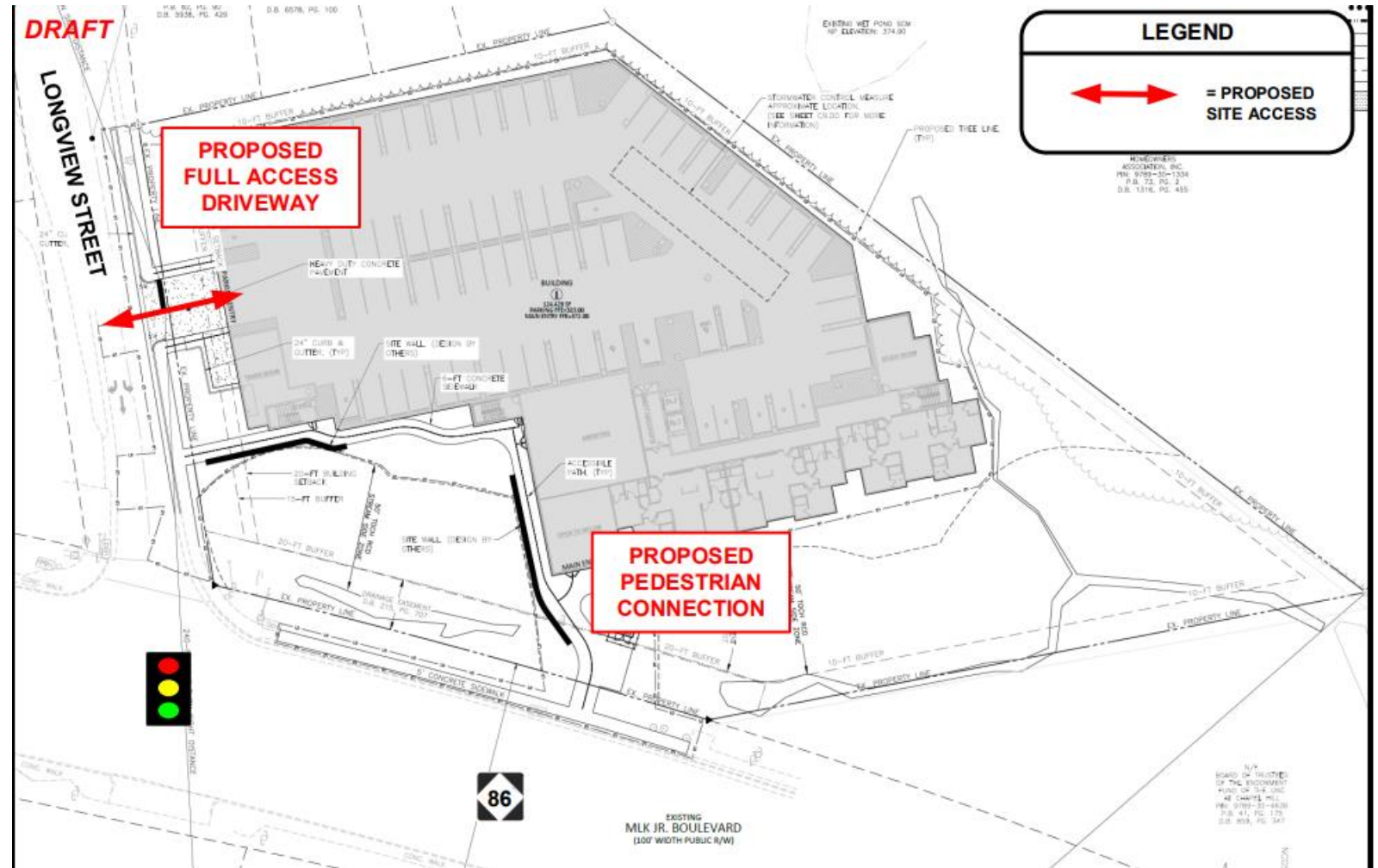
- In the South MLK Boulevard focus area
- FLUM has apartments as a “primary use”
- Within 350 feet of bus stops on MLK
- Proposed NSBRT stop at Longview





KEY POINTS-*Road Access*

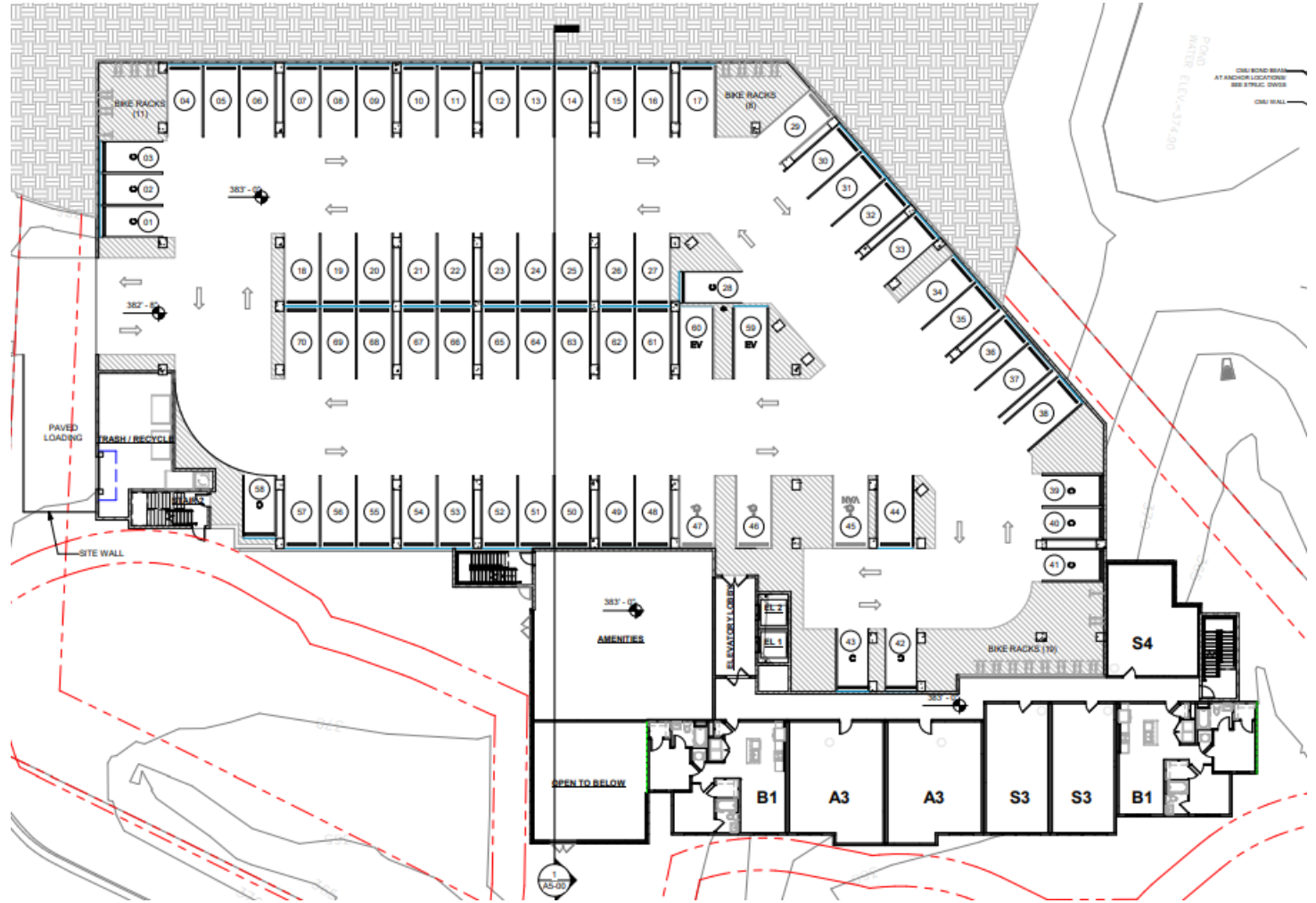
- ❑ Connection to Longview Street
- ❑ Fire access off of MLK
- ❑ Payment-in-lieu for NSBRT improvements
- ❑ Sidewalk and crosswalk on Longview side of building





KEY POINTS-*Parking*

- Parking Minimum: 173 spaces
- Provided Parking: 70 spaces
- Requesting a modification for parking minimums
- 38 bicycle parking spaces





KEY POINTS-*Traffic Impact Analysis*

- ❑ TIA found 482 daily round-trips from proposed development
- ❑ TIA recommended monitoring traffic lights at Umstead and Longview
- ❑ Traffic counts conducted in October 2021 and adjusted for COVID

Table ES-2. LOS and Delay (Seconds/Vehicle) Summary

Intersections	Peak Hour	2021 Existing		2025 No-Build		2025 Build		2025 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
NC 86 (Martin Luther King, Jr. Blvd) & Umstead Drive / Hillsborough Street	AM	A	9.9	A	9.4	A	9.8	N/A	N/A
	NOON	B	12.5	B	12.1	B	11.9	N/A	N/A
	PM	B	19.2	C	21.2	B	19.9	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & Longview Street / Mill Creek Apartments Driveway	AM	A	6.2	A	6.2	A	6.9	N/A	N/A
	NOON	A	6.1	A	5.1	A	6.5	N/A	N/A
	PM	A	7.6	A	8.2	A	9.8	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & N. Columbia Street / North Street	AM	B*	13.1*	A	8.2	A	8.1	N/A	N/A
	NOON	E*	46.1*	B	16.0	B	16.0	N/A	N/A
	PM	F*	137.2*	B	10.3	B	10.1	N/A	N/A
Longview Street & Proposed Site Driveway	AM	N/A	N/A	N/A	N/A	B	12.5	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	11.7	N/A	N/A
	PM	N/A	N/A	N/A	N/A	C	19.1	N/A	N/A



RECOMMENDATION

- ❑ Recommend approval or denial of Ordinance A to the Town Council

