

P:\32417\32417.0000\PROJECT\DRAWINGS\CONDITIONAL ZONING\701 MLK\701 MLK.dwg AUG 5, 2025 3:27PM

CONDITIONAL ZONING
OF
701 MLK

701 MARTIN LUTHER KING JR BOULEVARD
CHAPEL HILL, NC 27516

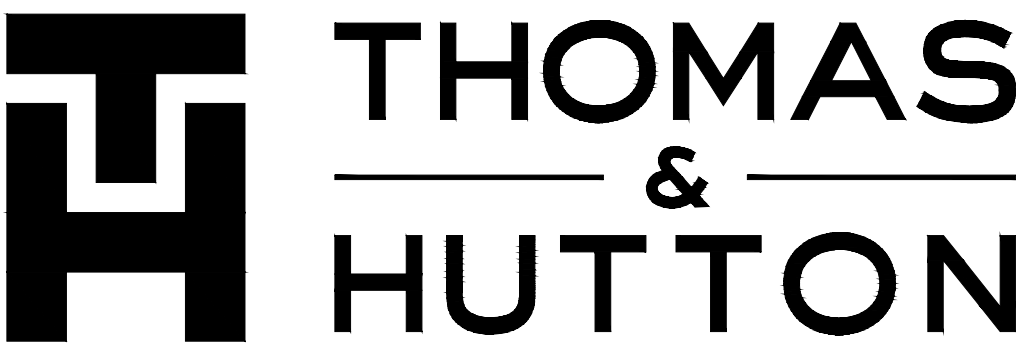
PREPARED FOR:
LCD ACQUISITIONS, LLC
3060 PEACHTREE ROAD NW
SUITE 500
ATLANTA, GA 30305

PIN# 9789-30-2139

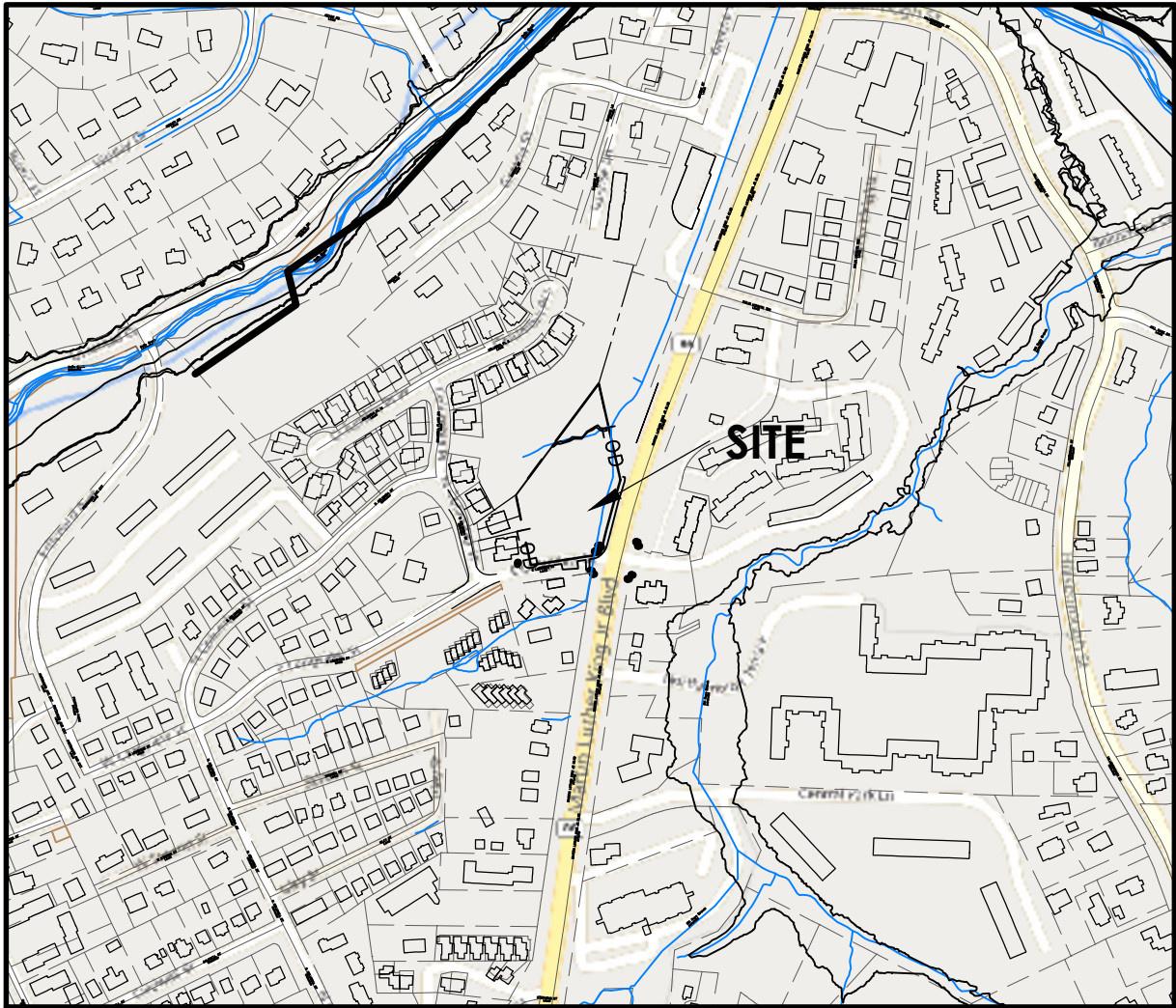
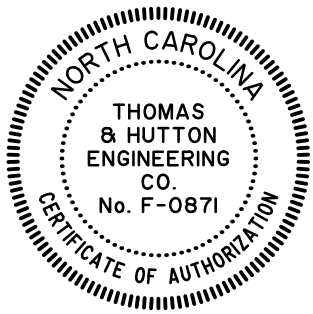
AUGUST 6, 2025

J-32417.0000

PREPARED BY:



Project Manager's
Seal



VICINITY MAP
SCALE: 1" = 500'

J-32417.0000
4/10/25
701 MLK

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REVISION HISTORY

REV. NO.	REVISION	BY	DATE
2	DISTRICT SPECIFIC PLAN SET		8-6-25
1	COMMENT REVISIONS - RESUBMITTAL		5-30-25

SUBMITTAL HISTORY

SUBMITTED TO	DATE
CZ RESUBMITTAL	5.30.2025
CZ RESUBMITTAL	4.10.2025
CZ INITIAL SUBMITTAL	2.13.2025



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LEGEND

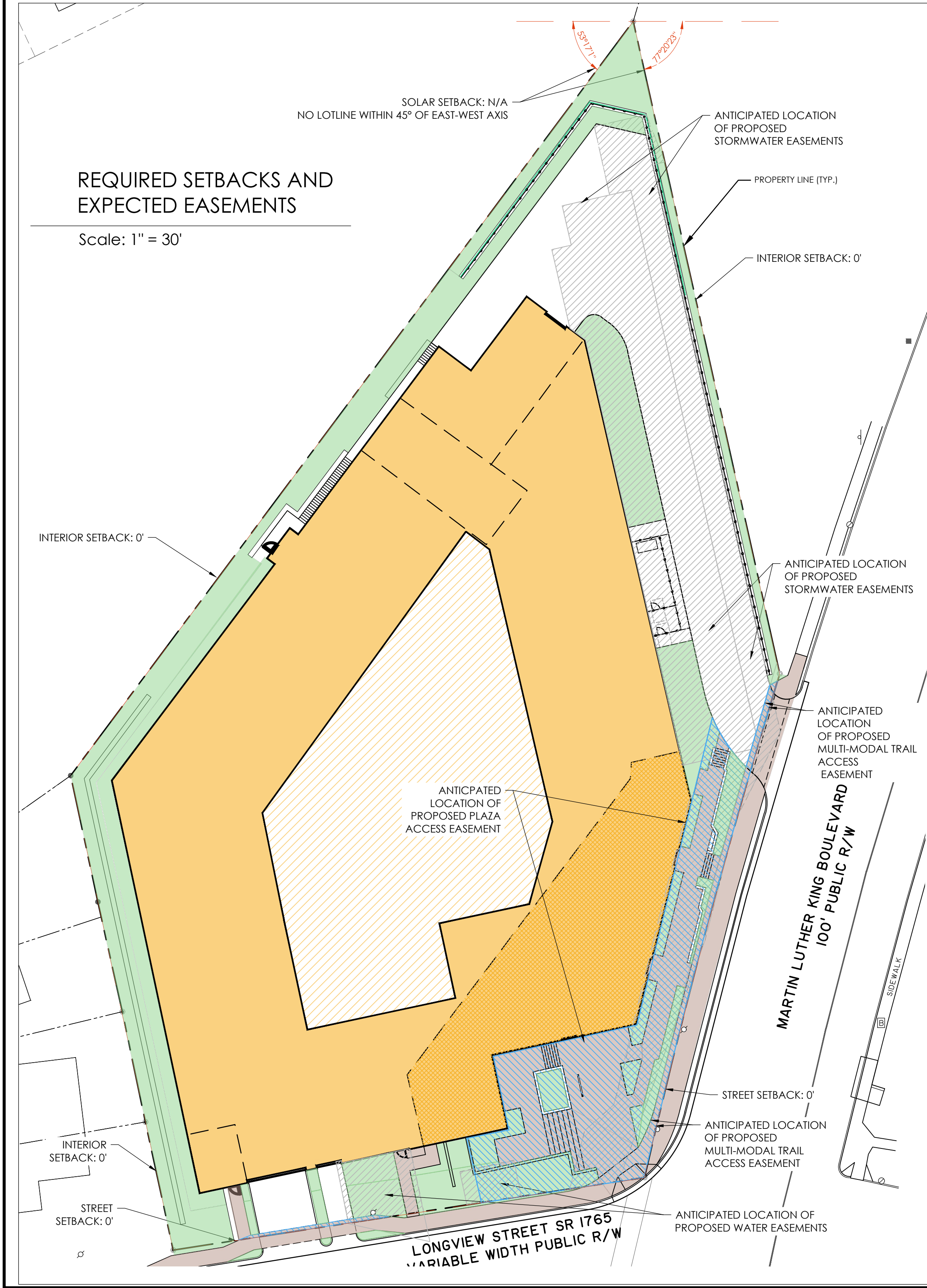
- VEHICULAR ACCESS
- VEHICULAR SPACE
- PEDESTRIAN SPACE/ROUTES
- OUTDOOR PLAZA
- PROPOSED ACTIVE RECREATION SPACE
- PROPOSED UTILITY EASEMENTS - APPROXIMATE LOCATIONS
- PROPOSED ACCESS EASEMENTS - APPROXIMATE LOCATIONS
- BUILDING SETBACK

BUFFER LEGEND

- LANDSCAPE AREA
- CODE COMPLIANT 10' 'B' BUFFER - 100% OF PLANTS TO BE INSTALLED IN THE 10' WIDE ZONE
- MODIFIED 15' 'B' BUFFER 40% OF PLANTS TO BE INSTALLED IN A MINIMUM 5' WIDE ZONE
- MODIFIED 30' 'C' BUFFER 0 TREES, 75% SHRUBS TO BE INSTALLED IN A 20' WIDE ZONE
- MODIFIED 20' 'C' BUFFER 0 TREES, 50% SHRUBS TO BE INSTALLED IN A 3' WIDE ZONE SEMI-OPAQUE FENCING
- PROPOSED LANDSCAPE BUFFER LOCATION

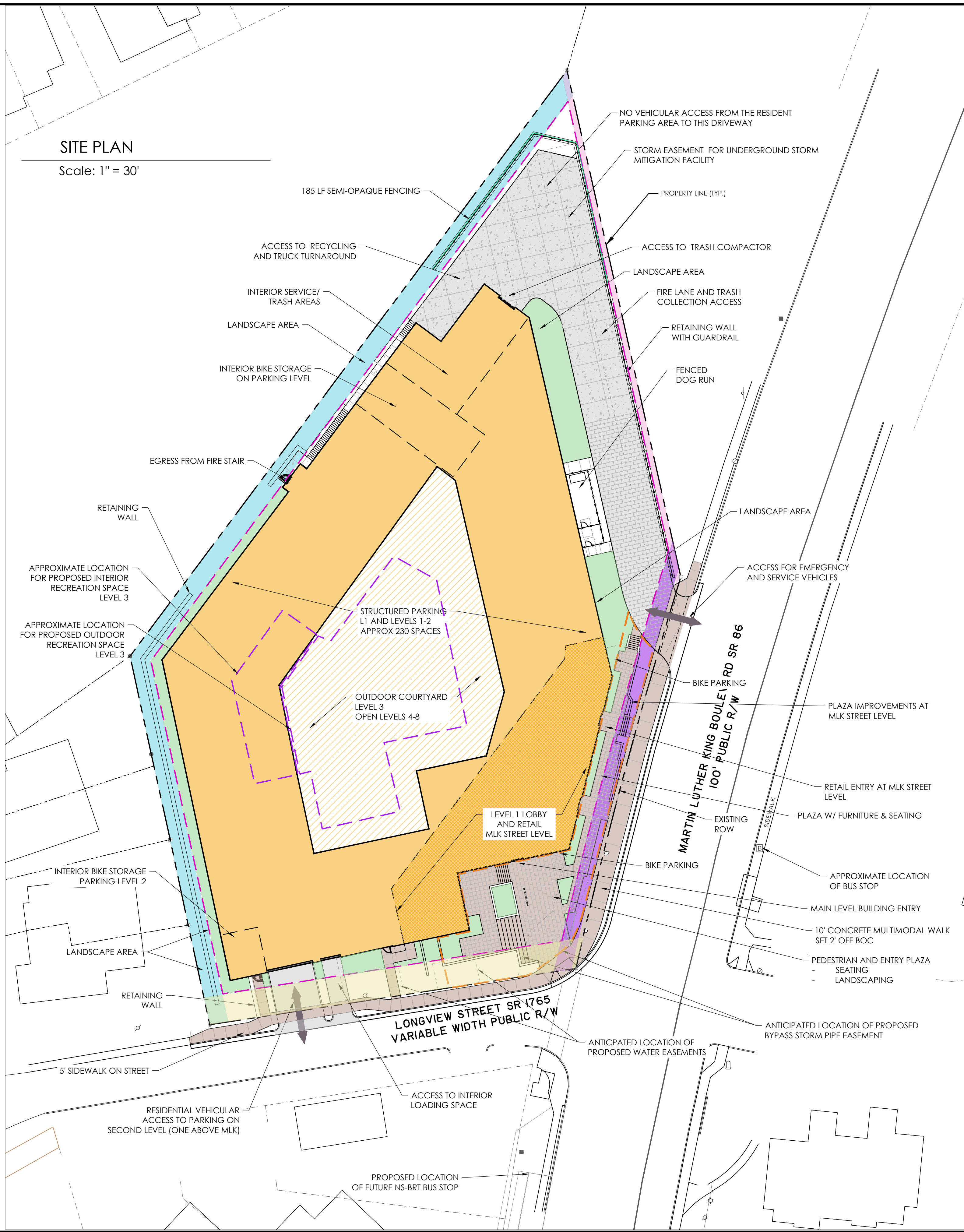
REQUIRED SETBACKS AND EXPECTED EASEMENTS

Scale: 1" = 30'



SITE PLAN

Scale: 1" = 30'



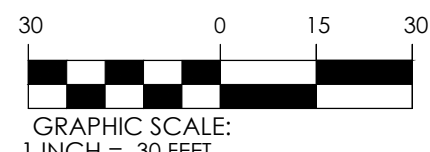
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DISTRICT SPECIFIC PLAN

701 MLK

PROJECT LOCATION:
701 Martin Luther King Jr Boulevard
Chapel Hill, NC 27516

CLIENT/OWNER:
LCD ACQUISITIONS, LLC
3060 Peachtree Road NW
Suite 500
Atlanta, GA 30305



DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32417.0000
DATE: 4/10/25
DRAWN: ACL
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

DP1.0

PLANTINGS WILL BE NATIVE.
REQUIRED LANDSCAPE MATERIALS WILL BE SELECTED FROM THIS LIST.
PLANTINGS WILL MEET MINIMUM INSTALLATION SIZE AS DICTATED IN THE
TOWN'S DESIGN MANUAL.

DECIDUOUS CANOPY TREE - min installation size 3"-3.5" caliper
 Acer rubrum 'Armstrong' - Columnar Red Maple
 Nyssa sylvatica - Black Gum
 Ulmus americana - American Elm

EVERGREEN CANOPY TREE - min installation size 14'-16' height

Magnolia grandiflora - Southern Magnolia	
Pinus virginiana - Virginia Pine	

DECIDUOUS UNDERSTORY TREE - min installation size 1.5"-2" caliper

- Cercis canadensis - Redbud
- Cornus florida - Dogwood
- Ostrya virginiana - American Hop Hornbeam
- Oxydendrum arborium - Soutwood

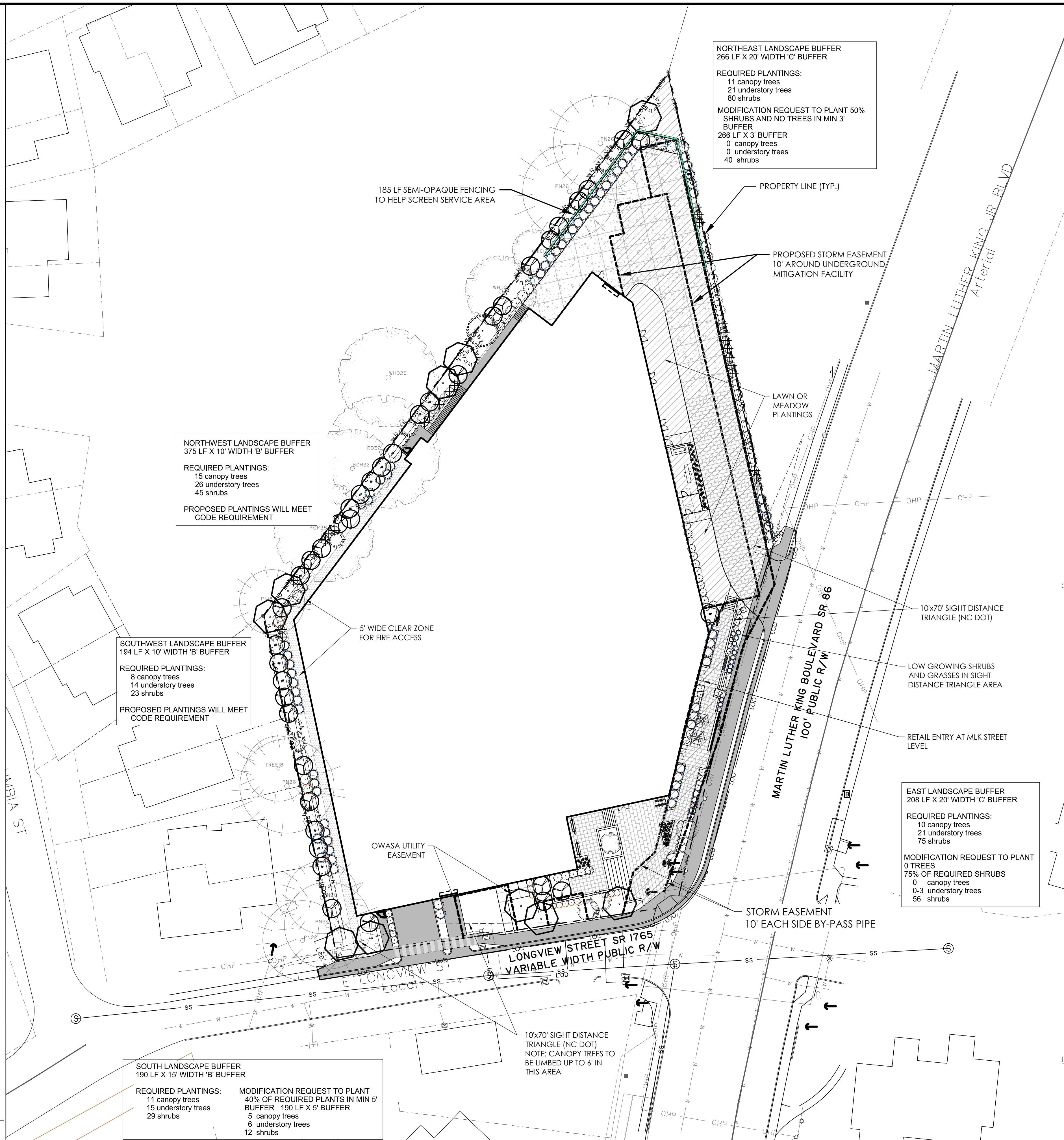
EVERGREEN UNDERSTORY TREE - min installation size 8'-10' height

- Ilex opaca - American Holly
- Juniperus virginiana - Eastern Redcedar
- Magnolia virginiana - Sweetbay Mangolia
- Prunus caroliniana - Carolina Cherry Laurel



SHRUB - min installation size 18"-24" height
 Ilex verticillata - Winterberry
 Ilex vomitoria - Yaupon Holly

PLANTING PLAN
Scale: 1" = 30'



2	DISTRICT SPECIFIC PLAN SET			8-6-25
1	COMMENT REVISIONS - RESUBMITTAL			5-30-25
NO.	REVISIONS			BY DATE



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&
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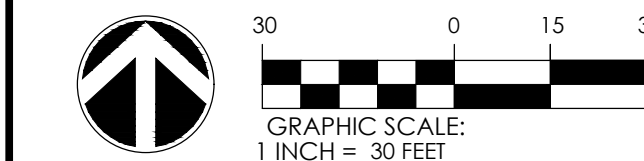
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PLANTING PLAN

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APPROVED:	
SCALE:	1" = 30'

L1.1

MODIFICATION REQUEST TO PROVIDE LESS TREE COVERAGE THAN LUMO MINIMUM REQUIREMENT.



LANDSCAPE PROTECTION PLAN
Scale: 1" = 30'

2	DISTRICT SPECIFIC PLAN SET		8-4-25
1	COMMENT REVISIONS - RESUBMITTAL		5-30-25
NO.	REVISIONS	BY	DATE



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LANDSCAPE PROTECTION
PLAN

701 MLK

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Chapel Hill, NC 27516

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APPROVED:	
SCALE:	1" = 30'

L1.3

PER LUMO 3.11.2.7 MEASUREMENTS & EXCEPTIONS:

- O. TRANSPARENCY
- 1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story façade. Transparency is required for any building façade facing a street.
 - 2. The transparency requirement on ground story façades is measured between two (2) and ten (10) feet above the adjacent sidewalk.
 - 3. The transparency requirement on upper story façades is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
 - 4. Glass is considered transparent where it has a transparency higher than eighty (80) percent and external reflectance of less than fifteen (15) percent. Windows must be clear, unpainted, or made of similarly-treated glass; spandrel glass or back-painted glass does not comply with this provision.
 - 5. Transparency applies to street-facing façades only.
 - 6. For ground story retail uses, a minimum of sixty (60) percent of all windows must allow views into the ground story for a depth of at least six (6) feet.

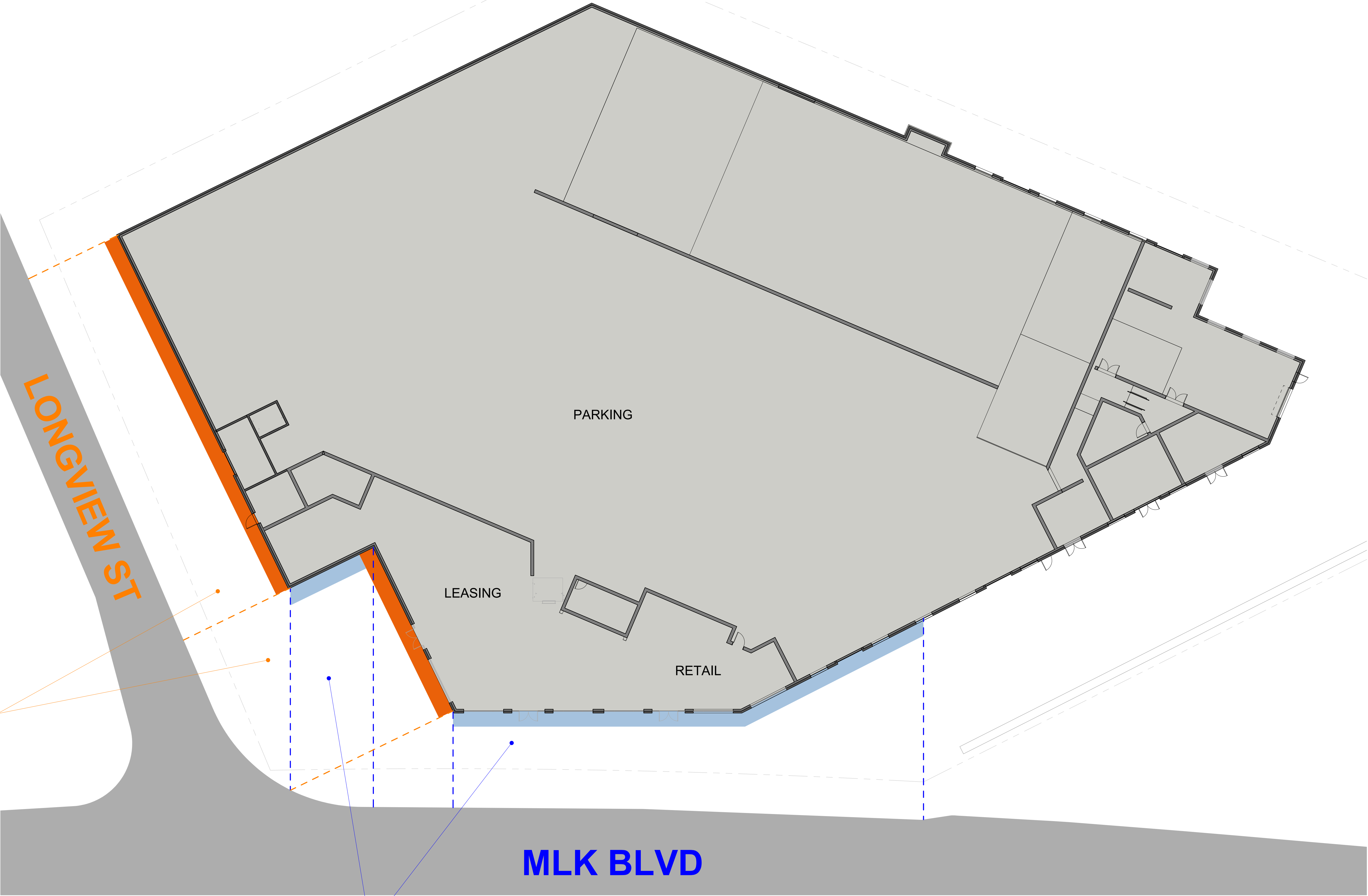
BLUE HILL DISTRICT REQUIREMENTS
(FOR REFERENCE)

GROUND STORY (MIN)	20%
UPPER STORY (MIN)	20%

LONGVIEW ST

GROUND FLOOR (BETWEEN 2FT - 10FT)
TOTAL AREA: 1,086 SF
TRANSPARENT AREA: 392 SF = 36%

UPPER FLOORS (FLOOR TO FLOOR)
TOTAL AREA: 2,213 SF
TRANSPARENT AREA: 557 SF = 25%



MLK BLVD

GROUND FLOOR (BETWEEN 2FT - 10FT)
TOTAL AREA: 1,401 SF
TRANSPARENT AREA: 786 SF = 56%

UPPER FLOORS (FLOOR TO FLOOR)
TOTAL AREA: 2,116 SF
TRANSPARENT AREA: 526 SF = 25%



MLK BOULEVARD
CHAPEL HILL, NC

LONGVIEW ST

GROUND FLOOR (BETWEEN 2FT - 10FT)
TOTAL AREA: 1,086 SF
TRANSPARENT AREA: 392 SF = 36%

UPPER FLOORS (FLOOR TO FLOOR)
TOTAL AREA: 2,213 SF
TRANSPARENT AREA: 557 SF = 25%



TRANSPARENCY DIAGRAM - W ELEVATION 2
3/32" = 1'-0"

MLK BLVD

GROUND FLOOR (BETWEEN 2FT - 10FT)
TOTAL AREA: 1,401 SF
TRANSPARENT AREA: 786 SF = 56%

UPPER FLOORS (FLOOR TO FLOOR)
TOTAL AREA: 2,116 SF
TRANSPARENT AREA: 526 SF = 25%



TRANSPARENCY CALCS - SW ELEVATION 1
3/32" = 1'-0"