



**TOWN OF CHAPEL HILL**  
**Planning Department**  
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## Project Fact Sheet

Project Information		623 Martin Luther King Jr. Blvd. Cottages		Application Number [Staff to Complete]	
Project Name					
Parcel Number(s)		9788391873			
Property Address(es)		623 Martin Luther King Jr. Blvd.			
Existing Zoning District(s)		R-4			
Proposed Zoning District(s)		R-4			

Lot & Zoning Information	Parcel Number(s)		9788391873	
	Property Address(es)		623 Martin Luther King Jr. Blvd.	
	Existing Zoning District(s)		R-4	
	Proposed Zoning District(s)		R-4	

Evaluation [Staff to Complete]					
Uses (LUMO Sec. 3.7 and 3.10)	Existing Use(s)	Single Family			
	Proposed Use(s)	Multi - Family			
	Number of Dwelling Units	Existing	1	Proposed to be Removed	1
		Proposed New, Minimum	1	Proposed New, Maximum	10
		Market-rate units	7	Affordable units	0
		For sale units	0	Rental units	7

Land Area	Net Land Area (NLA) (sq. ft.)	27,754	Net Land Area (acres)	.637	Evaluation [Staff to Complete]
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Gross Land Area (GLA) (sq. ft.)	30,529.4	Gross Land Area (acres)	0.7	
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Setbacks & Building Height (LUMO Sec. 3.8)	Proposed street setback (ft.)	22	Required street setback (ft.)	22	Evaluation [Staff to Complete]
	Proposed interior setback (ft.)	10	Required interior setback (ft.)	9	
	Proposed solar setback (ft.)	10	Required solar setback (ft.)	9	
	Proposed building height, setback (ft.)	32	Allowed building height, setback (ft.)	34	
	Proposed building height, core (ft.)	32	Allowed building height, core (ft.)	60	

Land Disturbance	Evaluation [Staff to Complete]			
	Total proposed land disturbance (sq. ft.)	19,000	Total proposed land disturbance (acres)	0.46

Impervious Surface Area (ISA) (LUMO Sec. 3.8)	Existing ISA (sq. ft.)	6,168	Removed ISA (sq. ft.)	0	Evaluation [Staff to Complete]
	New ISA (sq. ft.)	4,799.3	Total ISA (sq. ft.)	10,967.3	
	Proposed ISA ratio (% of GLA)	35.9%	Allowed ISA ratio (% of GLA)	70%	

Evaluation [Staff to Complete]				
Floor Area (LUMO Sec. 3.6, 3.8, 3.10)	Existing floor area (sq. ft.)	unknown	Removed floor area (sq. ft.)	total
	New proposed floor area (sq. ft.)	6,314	Total proposed floor area (sq. ft.)	6,314
	Maximum allowed floor area* (sq. ft.)	0.23 x GLA = 0.23 x 30,529.4 = 7,021sf.		
	*Calculated according to the floor area ratio for the proposed zoning district, plus transfer from resource conservation district and/or bonus for affordable units.			



Total land area in RCD (sq. ft.)		0		Sewered <input type="checkbox"/> Unsewered <input type="checkbox"/>	
Land area (sq. ft.)	Streamside Zone	Managed use zone	Upland Zone		
	0	0	0		
Proposed use(s)  [Table 3.6.3-2]					
	Proposed	Allowed	Proposed	Allowed	Proposed
ISA (sq. ft.)					
ISA ratio (%)					
Disturbed area (sq. ft.)					
Disturbed area ratio (%)		20%		40%	40%
Floor area (sq. ft.)					
Floor area ratio (%)		1%		1.9%	

Resource  
Conservation  
District (RCD)  
(LUMO 3.6)





Tree Canopy Coverage (LUMO Sec. 5.7)				Evaluation [Staff to Complete]
Proposed tree canopy coverage (% of NLA)	30%	Required tree canopy coverage (% of NLA)	30%	

Off-Street Vehicular Parking (LUMO Sec. 5.9)					Evaluation [Staff to Complete]
Existing vehicular parking spaces	unknown	Removed vehicular parking spaces	unknown		
New vehicular parking spaces	13	Total proposed vehicular parking spaces	12 * engineering required 1 HC space		
Minimum required vehicular parking spaces	12.25	Maximum allowed vehicular parking spaces	15.75		
Calculation for minimum requirement	1.75*du = 1.725*7=12.25				
Calculation for maximum allowance	2.25*du = 2*7=15.75				

Loading Spaces (LUMO Sec. 5.9)					Evaluation [Staff to Complete]
Existing loading spaces	0	Removed loading spaces	0		
New loading spaces	0	Total loading proposed spaces	0		
Minimum required loading spaces	0	Calculation for minimum requirement	0		

Off-Street Bicycle Parking (LUMO Sec. 5.9)					Evaluation [Staff to Complete]
Existing bicycle spaces	0	Removed bicycle spaces	0		
New bicycle spaces	2	Total proposed bicycle spaces	2		
Minimum required bicycle spaces	1.75				
Calculation for minimum requirement	¼ du * 7 du = 1.75				

Print Name      Chails D. Huffine, PE

Date      July 19, 2025



Seal and Signature