

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

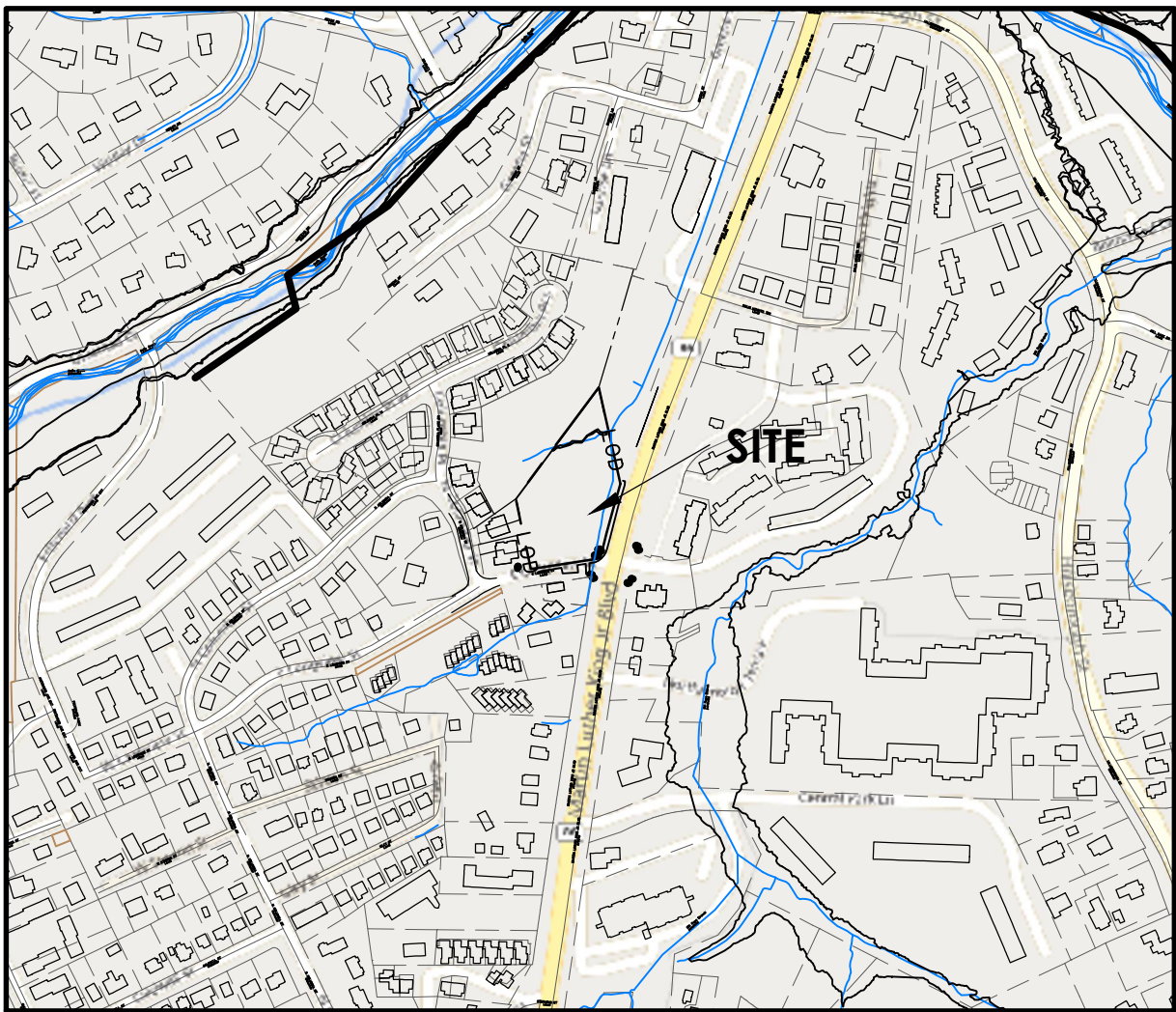
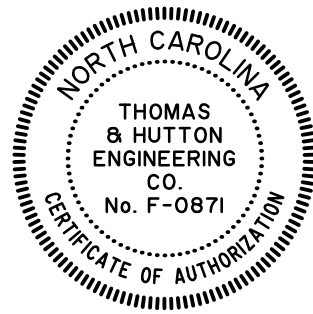
AUGUST 6, 2025

J-32417.0000

PREPARED BY:



Project Manager's
Seal



VICINITY MAP
SCALE: 1" = 500'

J-32417.0000
4/10/25
701 MLK

Sheet List Table

Sheet Title	Sheet Number
COVER SHEET	C0.0
GENERAL NOTES AND INDEX	C0.1
AREA MAP	A1.1
EXISTING CONDITIONS & DEMOLITION PLAN	D1.1
SLOPE ANALYSIS AND IMPACTS	D1.2
DISTRICT SPECIFIC SITE PLAN	DP1.0
FIRE SAFETY PLAN	C1.2
FIRE SAFETY EXHIBIT	C1.2a
SITE DETAILS	C1.3
UTILITY PLAN	C2.1
PAVING GRADING AND DRAINAGE PLAN	C3.1
PLANTING PLAN	L1.1
PLANTING DETAILS	L1.2
LANDSCAPE PROTECTION PLAN	L1.3
TRANSPARENCY FACADE EXHIBIT	X1
	X2

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



Know what's below.
Call before you dig.



2510 Meridian Parkway • Suite 100
Durham, NC 27713
p.919.682.0368
www.thomasandhutton.com

Z:\34173_3017_0000\HIGHRISE\DWG\3017_0000\PROJECT PLANNING - AUG 5, 2025 - 5:38 PM

LEGEND

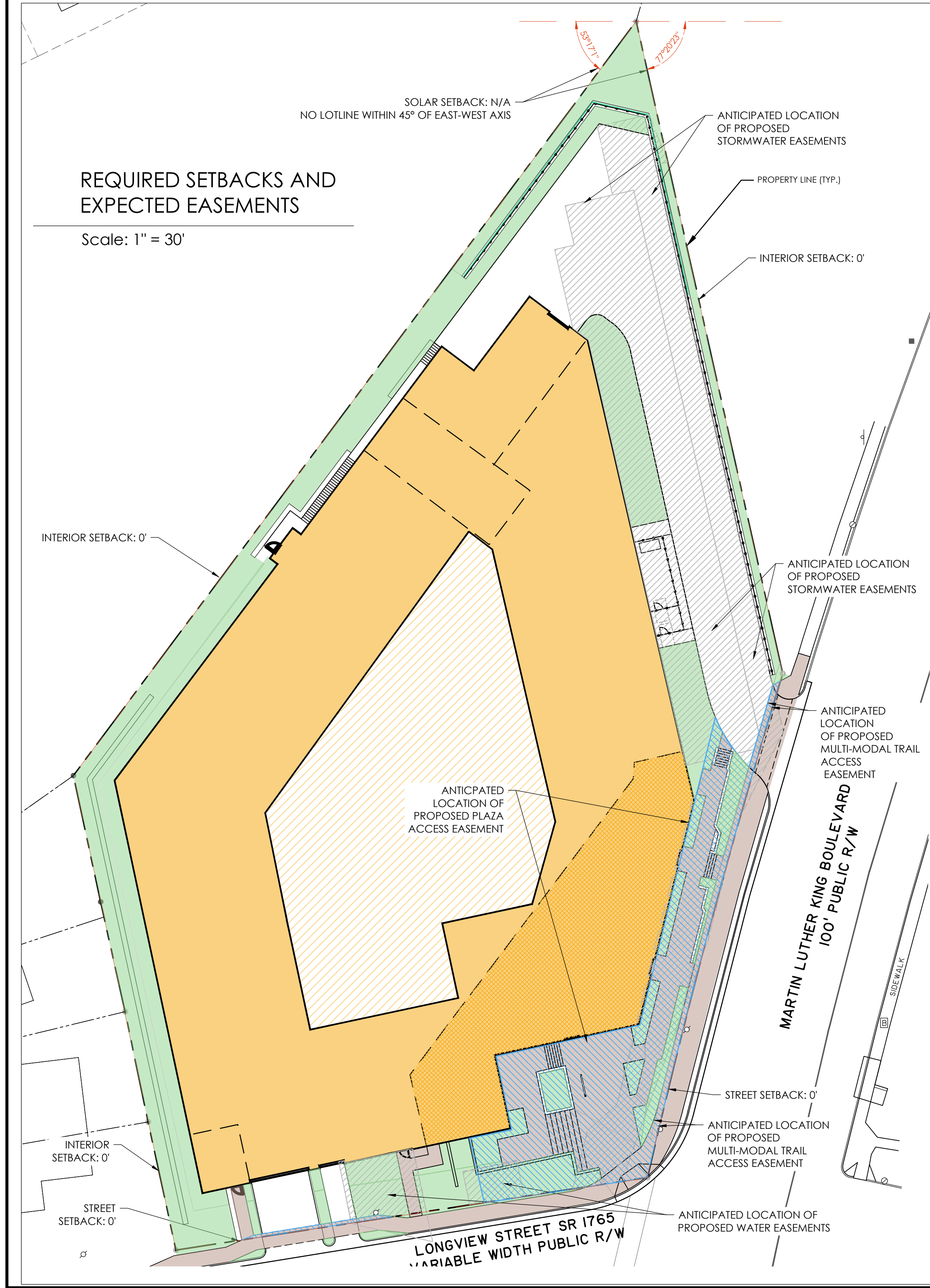
- VEHICULAR ACCESS
- VEHICULAR SPACE
- PEDESTRIAN SPACE/ROUTES
- OUTDOOR PLAZA
- PROPOSED ACTIVE RECREATION SPACE
- PROPOSED UTILITY EASEMENTS - APPROXIMATE LOCATIONS
- PROPOSED ACCESS EASEMENTS - APPROXIMATE LOCATIONS
- BUILDING SETBACK

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

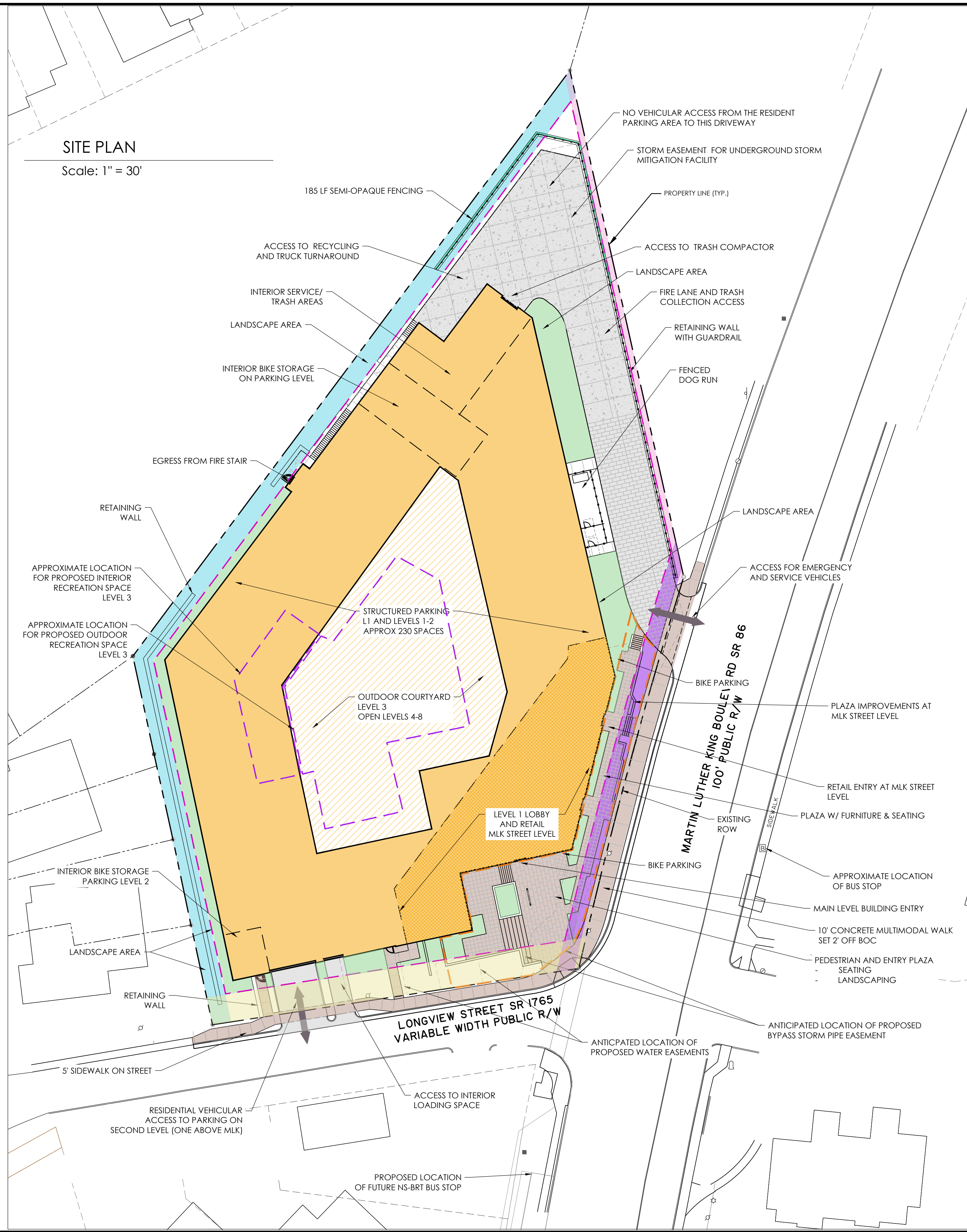
REQUIRED SETBACKS AND EXPECTED EASEMENTS

Scale: 1" = 30'



SITE PLAN

Scale: 1" = 30'



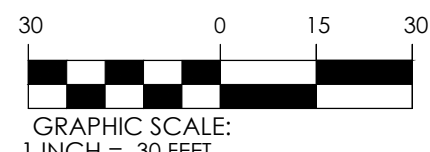
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

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

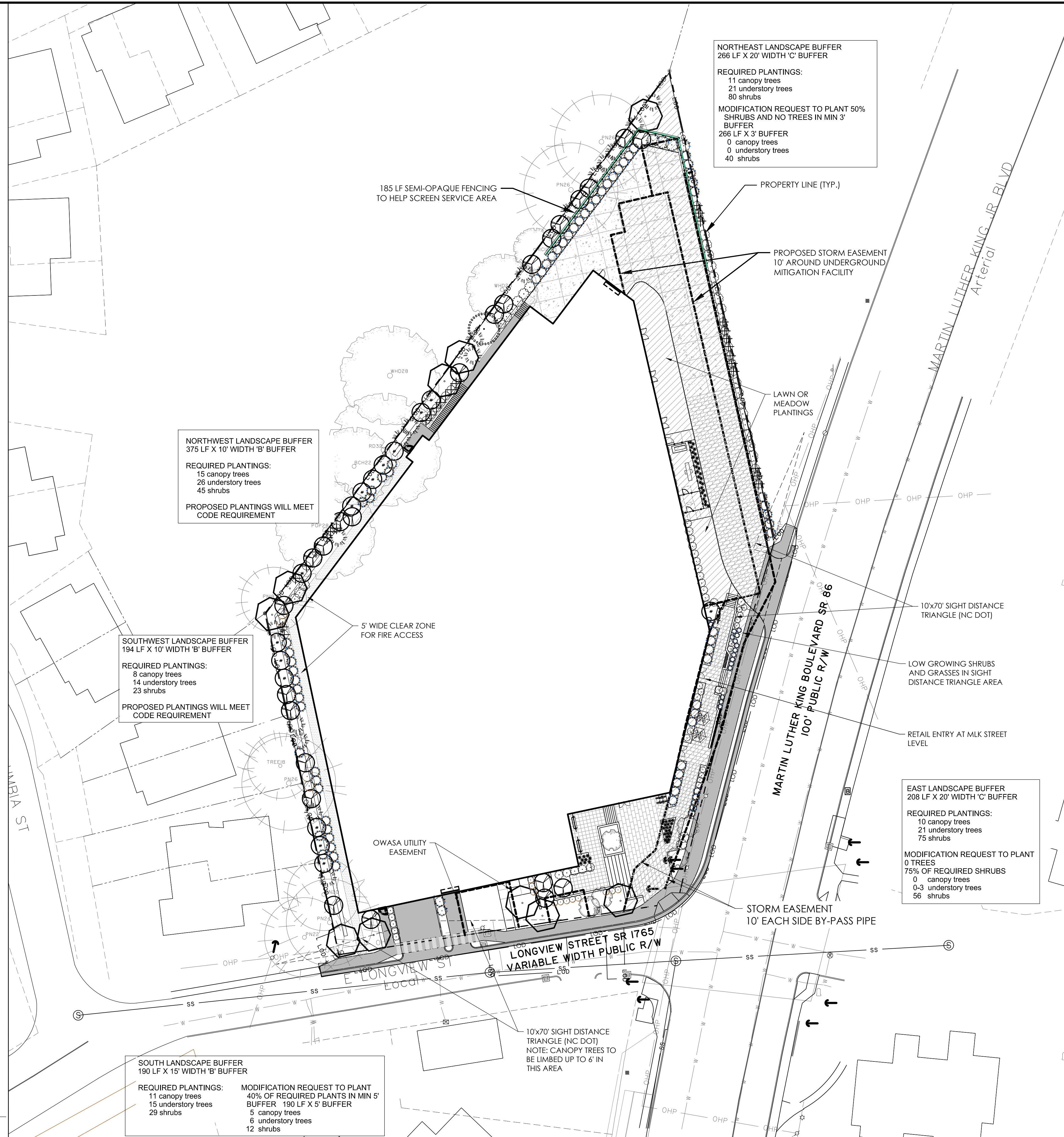
EVERGREEN UNDERSTORY TREE - min installation size 8'-10' height

- 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



**THOMAS
&
HUTTON**

2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368

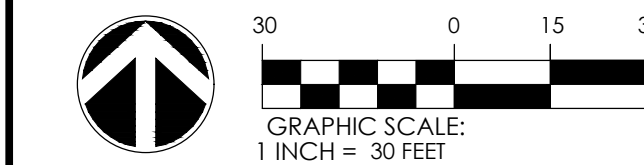
www.thomasandhutton.com

PLANTING PLAN

701 MLK

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

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



DATUM: HORIZ.: NAD83 VERT.: NAVD83

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

L1.1

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



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



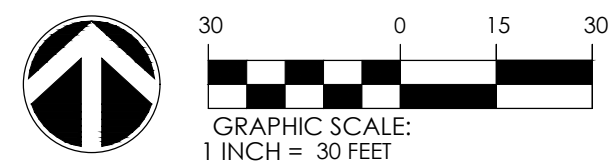
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

LANDSCAPE PROTECTION
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'

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.

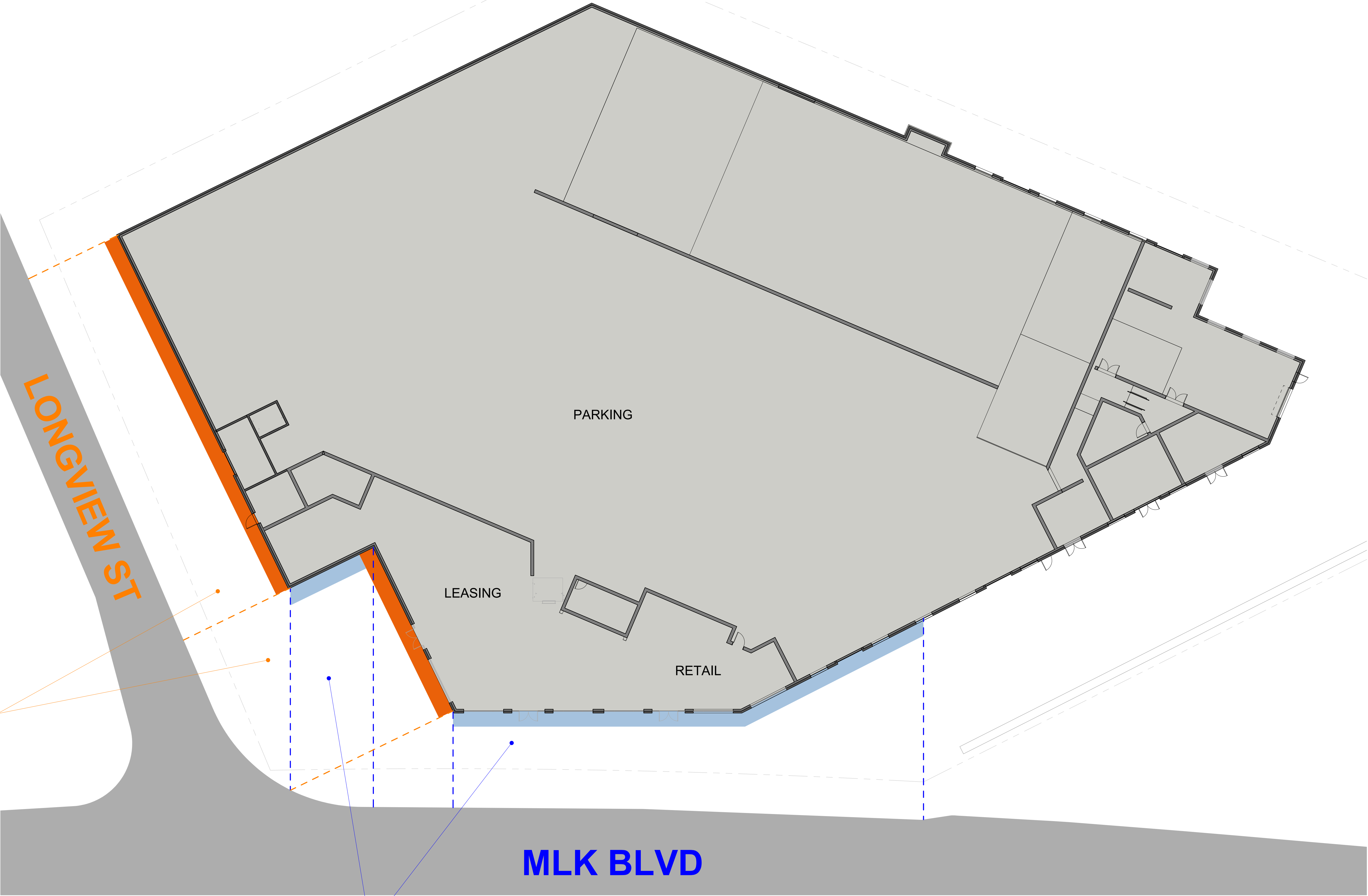
BLUE HILL DISTRICT REQUIREMENTS
(FOR REFERENCE)

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%

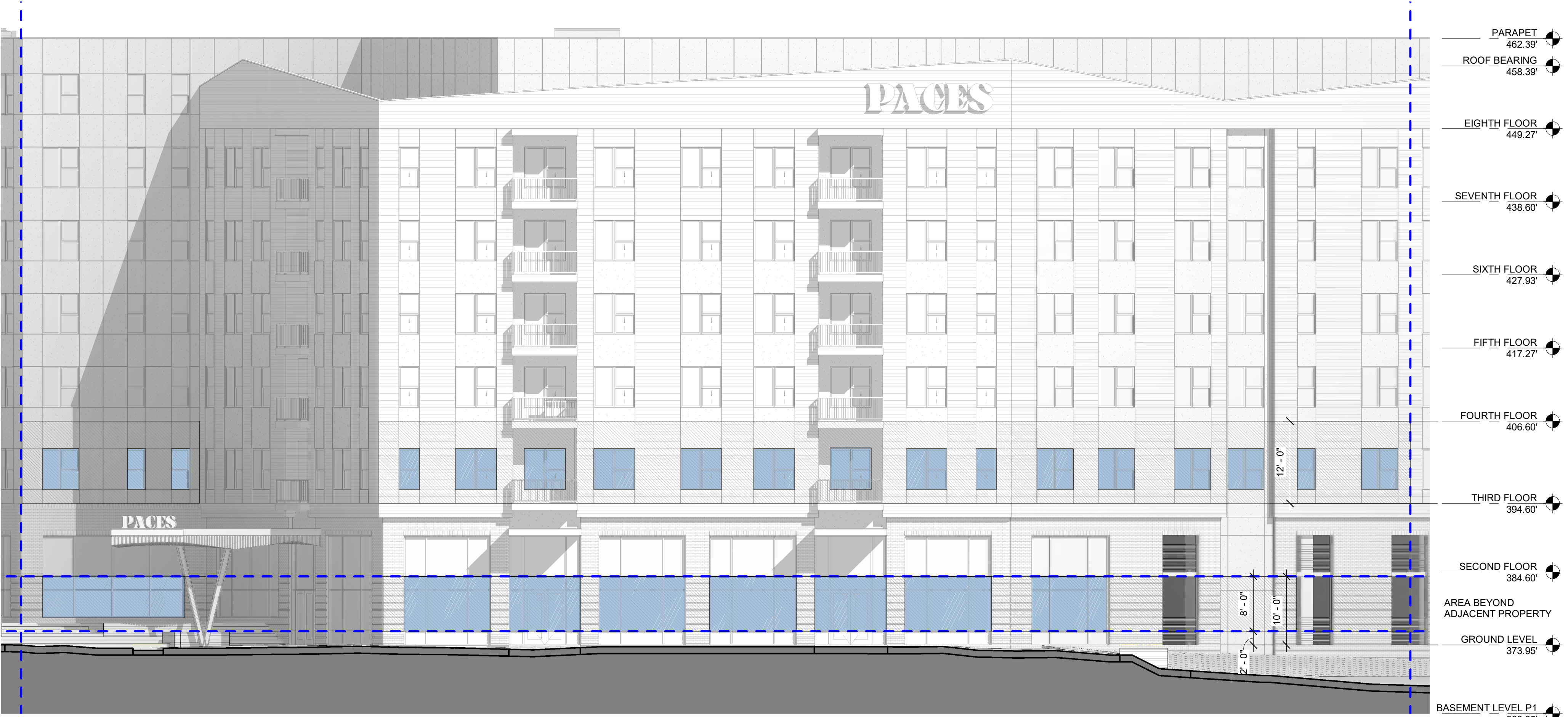


TRANSPARENCY DIAGRAM - W ELEVATION 2
3/32" = 1'-0"

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"