



## 1701 North - Conditional Zoning

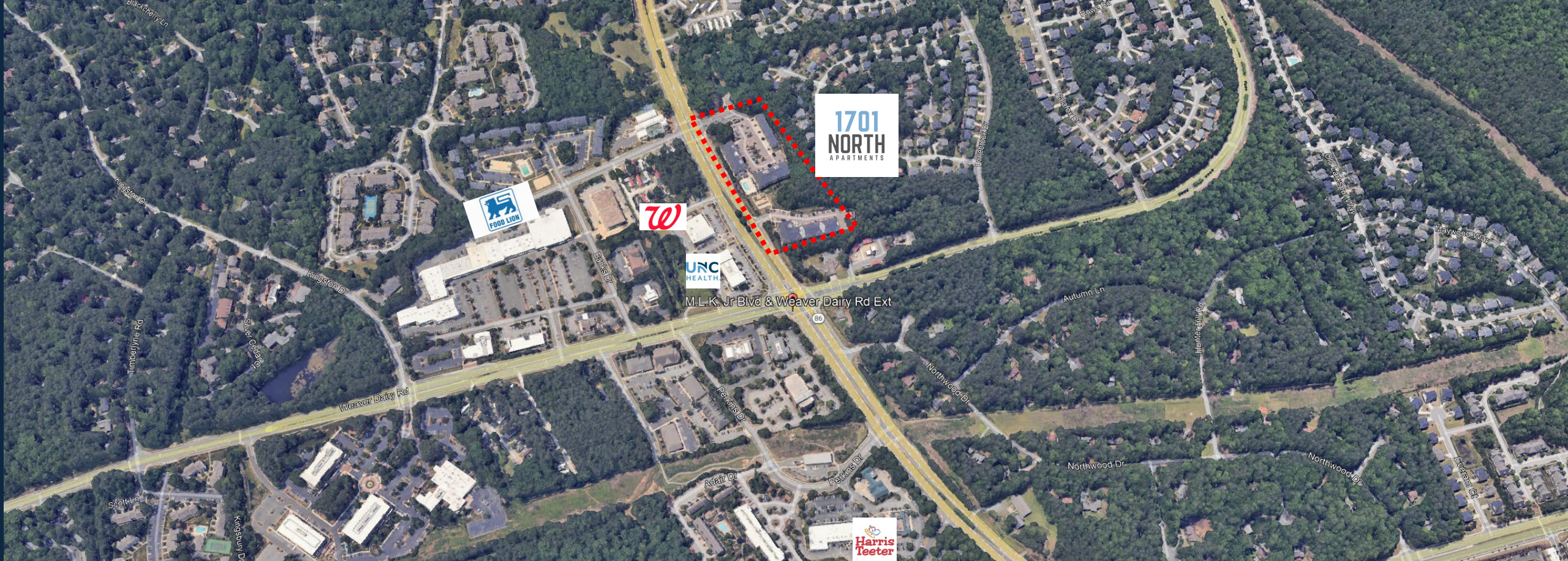
*Conversion of the Long-Vacant Retail Space into (6) Multifamily Units*

**1701**  
**NORTH**  
APARTMENTS

## Project Overview

- Opened 2016
- 154 multi-family residential units
  - 97% Occupied
- 5,171 SF Commercial Space
  - 0% Occupied





# Location

*Located at Weaver Dairy & M.L.K. Blvd , with Easy Access to I-40, US 15-501, and University of North Carolina*



## Site Plan

*Ideal for Off-Campus Students & Employees with Direct Access to Chapel Hill Transit Line*



## Retail Viability

*Vacant Since 2016 with Continuing Leasing Efforts & On-Site/Online Advertising*

I: Lack of Visibility

II. Limited Pedestrian Appeal

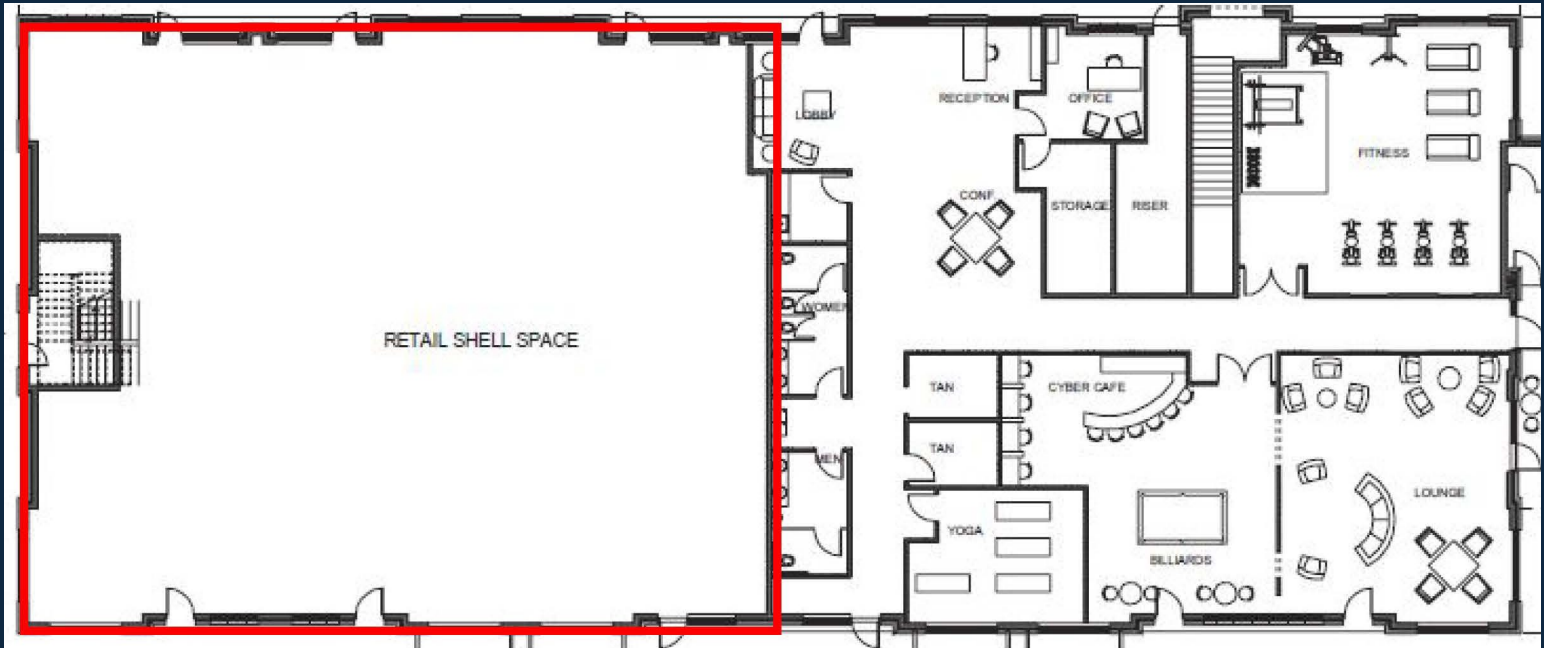
III. Parking Precludes Restaurants/Cafes

IV. Absence of Drive-Through Access

# Conditional Zoning Request

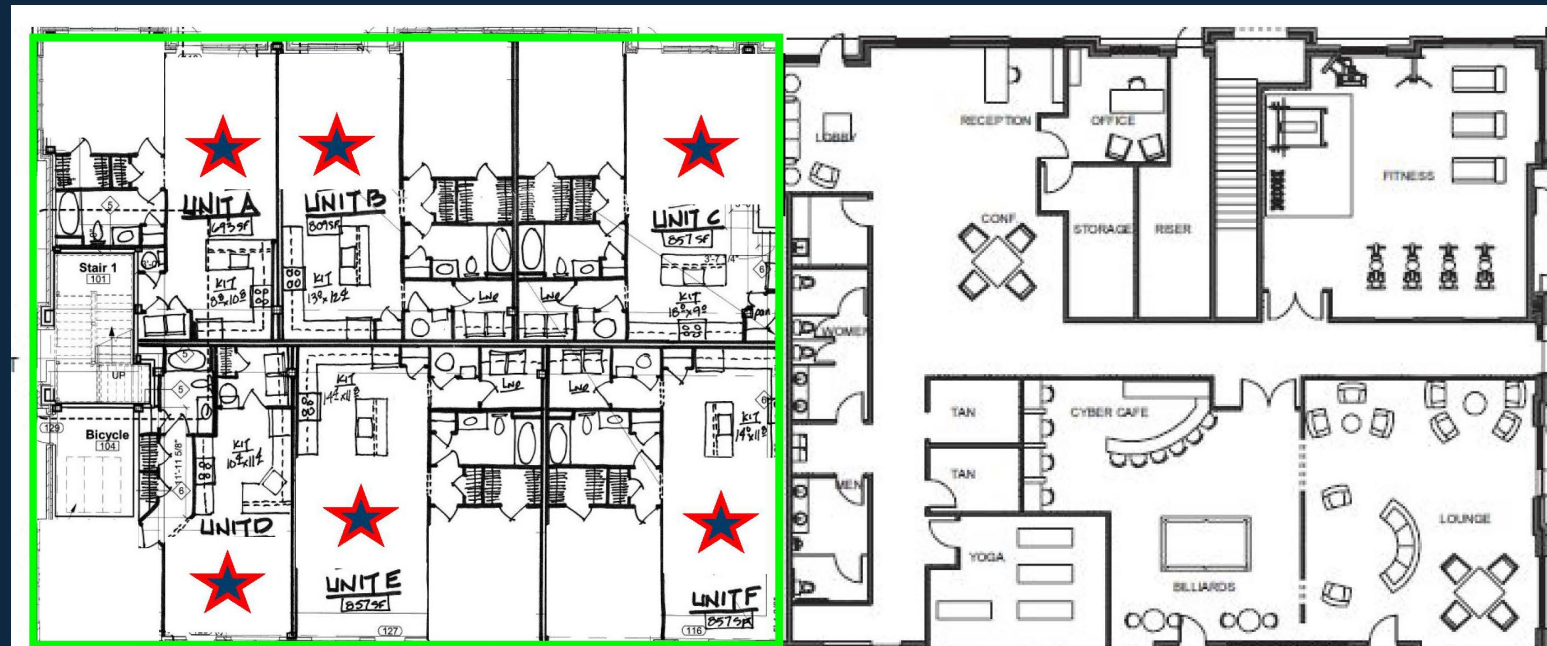
## Existing

- 5,176 SF Retail Shell Space

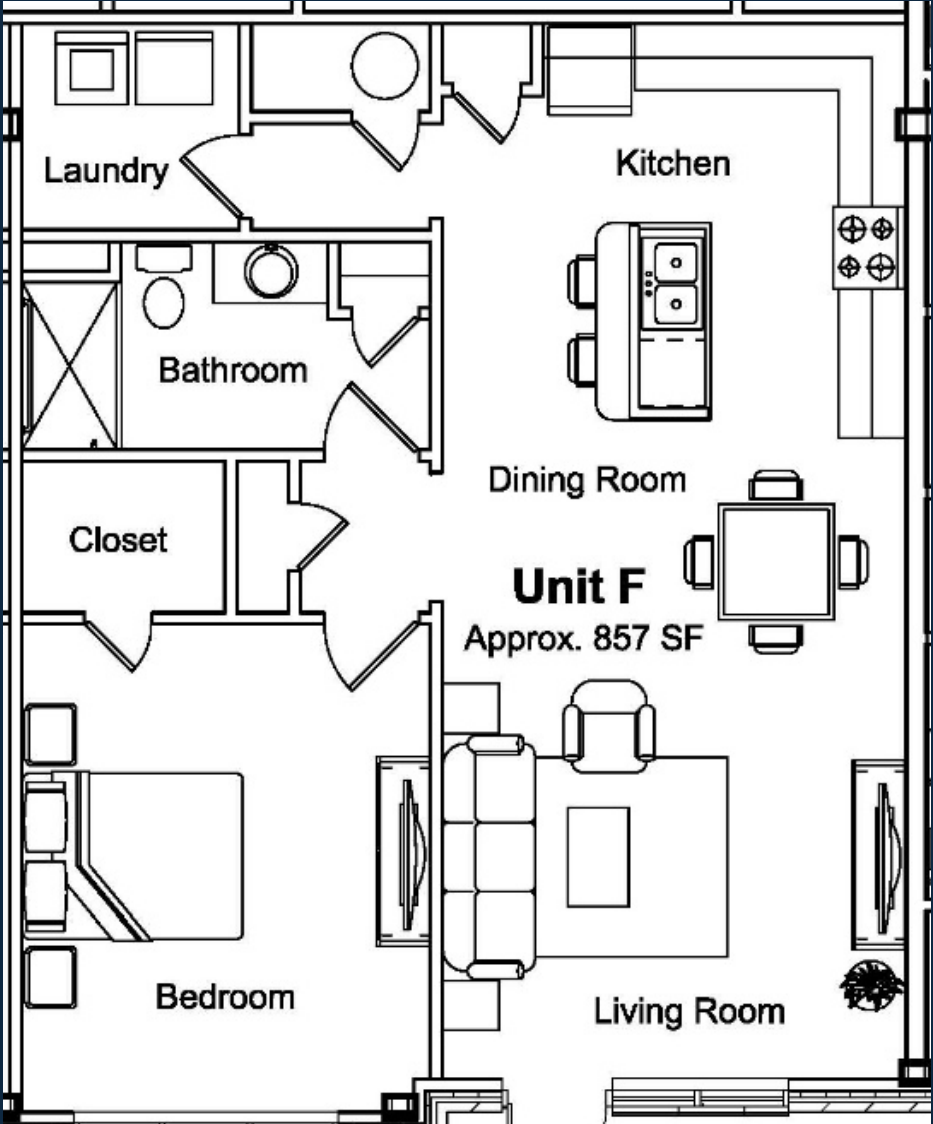
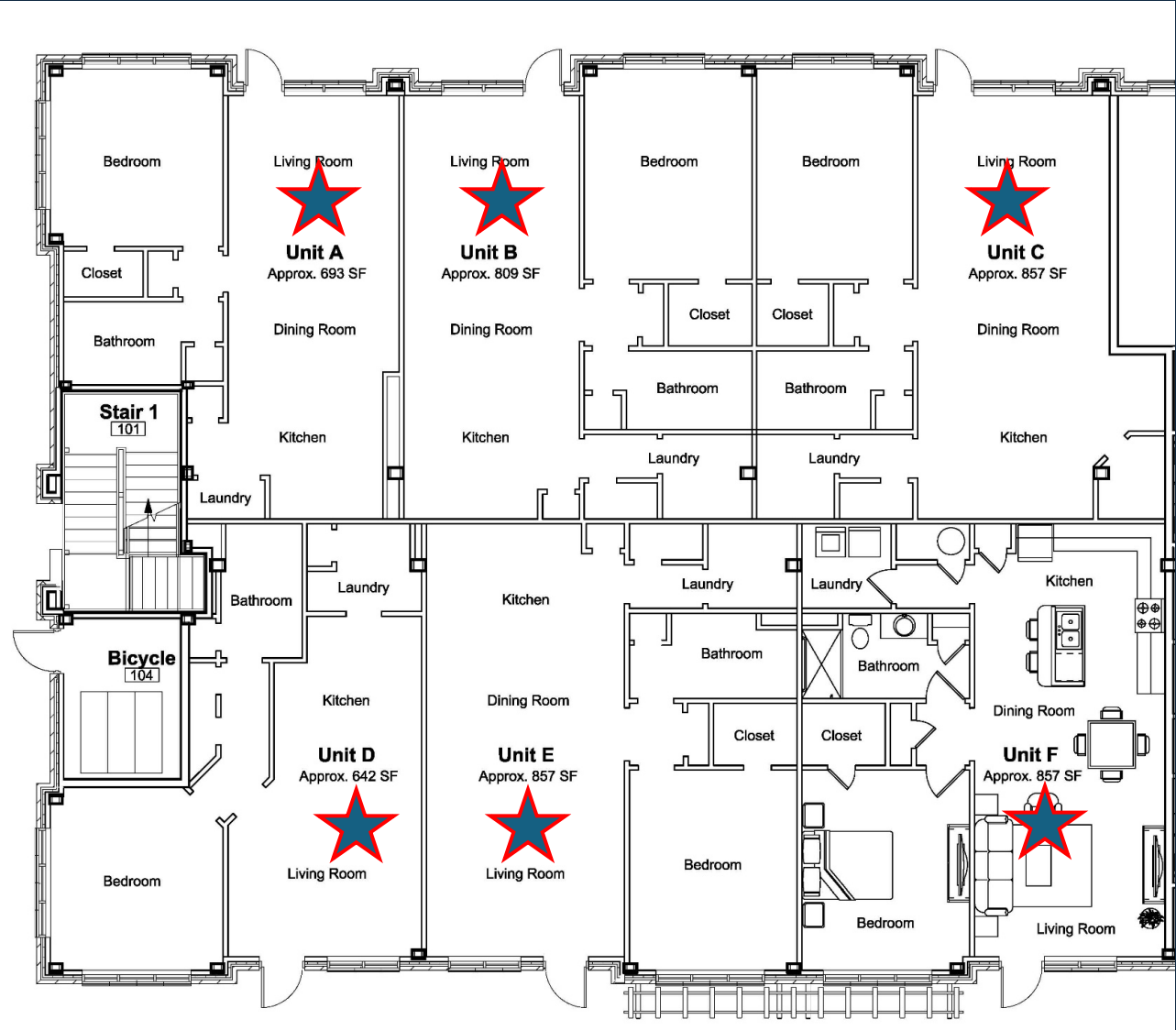


## Proposed

- (6) Units
- 1 Bedroom / 1 Bathroom
- 700 – 860 SF

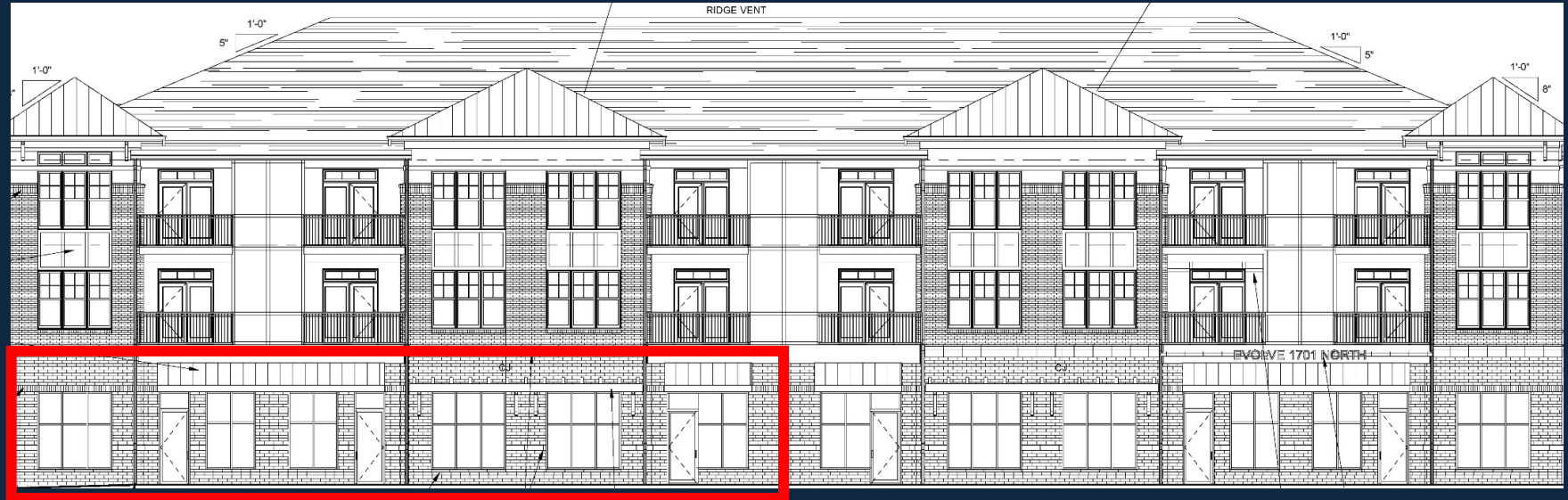


# Typical Unit Floor Plan

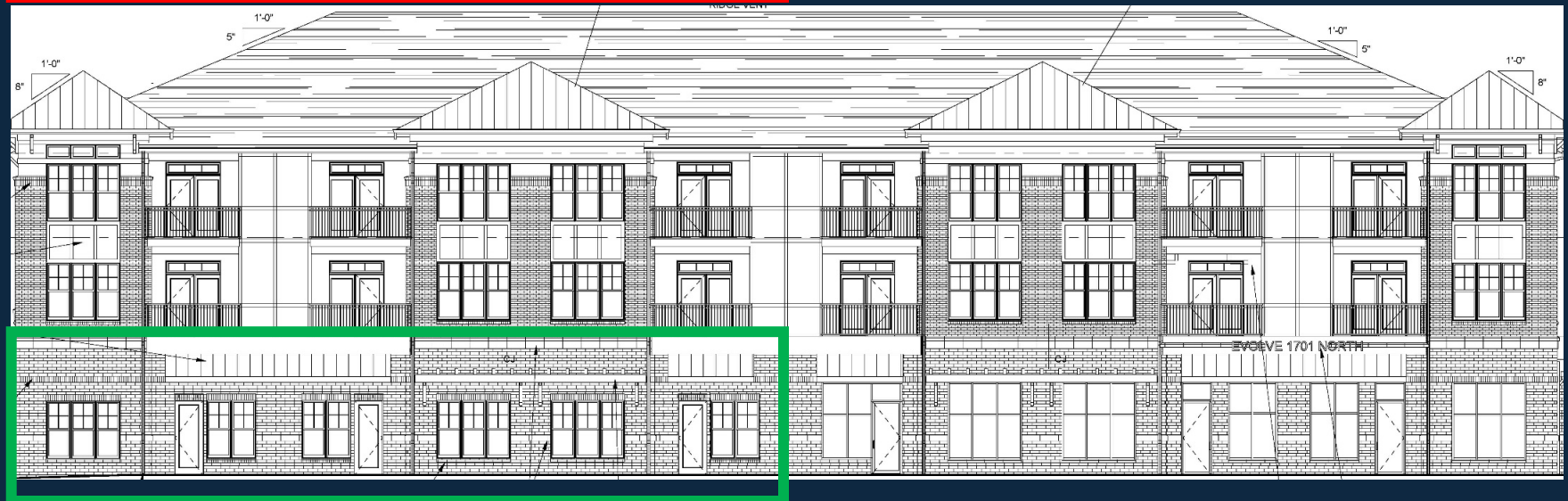


# Building Elevations

Existing



Proposed



*The elevations shown are for visual and conceptual purposes only. Detailed elevations will be submitted to the Design Review Commission for review and approval.*

# Traffic Reduction

(6) Multifamily Units generate significantly fewer vehicle trips per day compared to the allowed 5,176 square feet of commercial space

- 5,176 SF Commercial:
  - ADT – **448 vehicles / day**
  - AM Peak Hour – 19 vehicles (11 entering / 8 exiting)
  - PM Peak Hour – 49 vehicles (24 entering / 25 exiting)
- 6 Multifamily Units:
  - ADT – **43 vehicles / day**
  - AM Peak Hour – 3 vehicles (1 entering / 2 exiting)
  - PM Peak Hour – 3 vehicles (2 entering / 1 exiting)
- **405 fewer trips than the allowed use**



# Affordability



- 100% of the proposed (6) 1-bedroom units will be offered at 60% of Area Median Income (AMI)
- Housing costs capped at 30% of household income
- Household size based on 1.5 persons per bedroom, per HUD guidelines
- 15-year commitment

Current 1-Bedroom Rent = \$1,560

Affordable 1-Bedroom Rent = \$1,301

2025 HUD AMI information

LIHTC Rent Limits for 2025  
(Based on 2025 MTSP Income)

Bedrooms (People)	Charts	60%	FMR
Efficiency (1)		\$1,215	\$1,548
1 Bedroom (1.5)		\$1,301	\$1,637





I. Vacancy and Market Challenges

II. Aligns with Comprehensive Plan

III. Consistent with Existing Use

IV. Reduction in Traffic Trips

V. Affordability

# Thank You

**ZIMMER**  
DEVELOPMENT COMPANY