



1701 Martin Luther King Jr Blvd - Conditional Zoning
Staff: Britany Waddell, Judy Johnson, Corey Liles
Planning Commission Meeting Date: April 1, 2025

Project Overview

- Zimmer Development company, on behalf of Chapel Hill Housing LLC (Owner) requests a Conditional Zoning District to convert vacant commercial space into 6 multifamily units.
- The proposed rezoning is Mixed Use-Village-Conditional Zoning District (MU-V-CZD), which would replace the existing Mixed-Use Village and Residential-2 (R-2) zoning districts.
- All 6 of the new units will be affordable units.
- The proposed units are on the ground floor of an existing building in the 1701 North Apartments development. No expansion to the building or other site alterations are proposed.
- The site is about 10 acres containing 4 multifamily buildings and 154 existing units, located near the intersection of Martin Luther King Jr Blvd and Weaver Dairy Road. Council previously approved the development in 2012.

Staff Recommendation & Analysis

<input checked="" type="checkbox"/>	Staff recommend that Council approve the project , subject to the conditions listed in Ordinance A.
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1. Modifications to Regulations: Staff recommend that Council approve all requested modifications to regulations.

Staff have reviewed all requested modifications to regulations and find that the public purpose is served to an equivalent or greater degree by the requested modifications. The applicant requests an approval that permits a mix of uses, but does not require any minimum square footages for specific uses. Other modifications to regulations for buffers and landscaping are carried forward from the 2012 Council approval of the development. All modifications are shown in Ordinance A and the applicant materials.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project [**meets/does not meet**] the Town's strategy for growth. No single issue raised below should be considered in isolation.



Consistent



Somewhat Consistent







Not Consistent

N/A Not Applicable



Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.

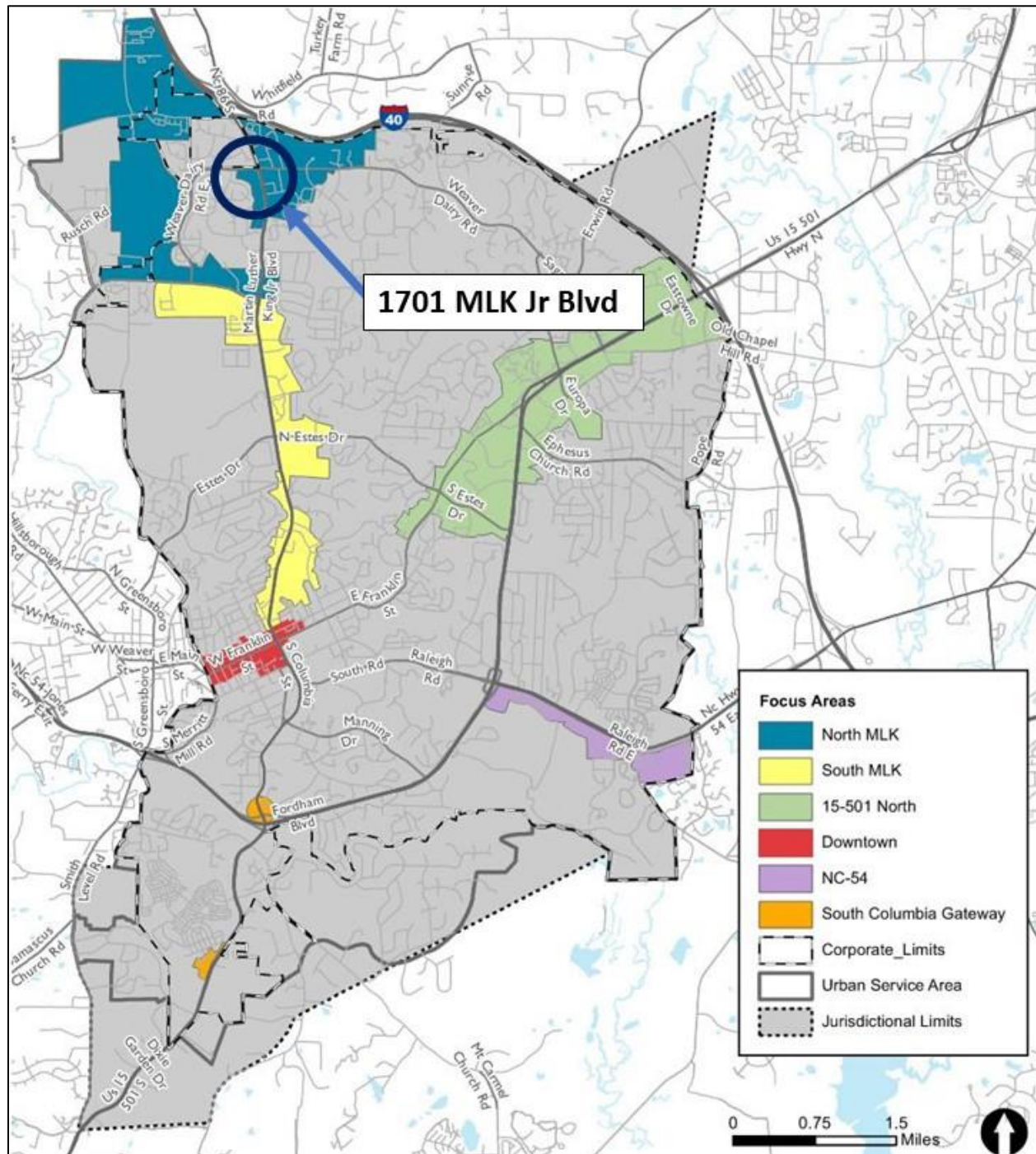
- The property is a larger infill site served by existing infrastructure. It is located near a station for the future Bus Rapid Transit corridor.

	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Future Land Use Map • Shaping Our Future
	<ul style="list-style-type: none"> • The site is in the North Martin Luther King Jr Blvd Focus Area of the Future Land Use Map (FLUM), Sub-Area D. This Sub-Area includes Multifamily Residential as an appropriate Primary Use. • The FLUM recommends a typical height of 4 to 6 stories, with an Activated Street Frontage Height of 6 stories along Martin Luther King Jr Blvd. 	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Mobility & Connectivity Plan • Connected Roads Plan
	<ul style="list-style-type: none"> • The Mobility Plan proposes two greenways for this site. One runs along the Martin Luther King Jr Blvd frontage. The second runs east to west, connecting the site to Lonebrook Drive. • Existing bus routes operate along Martin Luther King Jr Blvd. The road also has existing sidewalks and bike lanes. 	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: <ul style="list-style-type: none"> • Climate Action & Response Plan
	<ul style="list-style-type: none"> • Adding housing units at this location could contribute to dense, walkable development patterns as called for in the Climate Action and Response Plan. • The applicant will install conduit to make some parking spaces "EV-capable" for future vehicle charging. • The applicant has made several other climate action commitments for the new dwelling units that are reflected in the ordinance. 	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	<ul style="list-style-type: none"> • The proposed units are within an existing building. The applicant does not propose site alterations. • The site has been developed with buildings and recreation amenities close to the street, and with reduced visibility of parking. 	

Public Engagement

Engagement related to this project includes mailed notices and an upcoming public information meeting. Staff have not received significant numbers of phone calls or emails regarding the project.

Project Location



Attachments

Applicant Materials

1. Applicant's Requested Modifications to Regulations and Statements
2. Other Applicant Materials

Draft Ordinance and Resolutions

3. Resolution A – Consistency and Reasonableness
4. Ordinance A – Approving the Application
5. Resolution B – Denying the Application