



607-617 Martin Luther King Jr. Blvd - Conditional Zoning

Staff: Britany Waddell, Judy Johnson, Corey Liles, Tas Lagoo, Katherine Shor

Meeting Date: May 7, 2025

Manager Recommendation

<input checked="" type="checkbox"/>	The Town Manager recommends that the Council approve the project and approve all requested modifications to regulations , subject to the conditions in Ordinance A.
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Project Overview

- Taft Mills Group, on behalf of Lawler Development Group, LLC (Owner), requests a rezoning to Residential-Community Priority-Conditional Zoning District (R-CP-CZD) for their project, "Hillside Trace".
- The site includes three parcels with the following addresses: 607, 609, 611, 613, 615, and 617 Martin Luther King Jr. Blvd. and 121 Stinson Street.
- The project fronts on Isley Street and Martin Luther King Jr. Blvd. It offers much needed affordable housing in the future North-South Bus Rapid Transit (BRT) corridor.
- The developer proposes a 100 percent income-restricted multifamily development between 180 and 200 dwelling units with a mix of 1- and 2-bedroom units. All units will be in a single six-story building.
- All units would be made available to households with incomes at or below 60 percent of Area Median Income (AMI). This meets the affordable housing criteria of the Residential-Community Priority-Conditional Zoning District (R-CP-CZD).
- The Residential-Community Priority-Conditional Zoning District (R-CP-CZD) is a streamlined development review process that allows applicants to provide less detailed materials than is typically required in other conditional zoning district applications.

Summary of Comprehensive Plan Consistency

Viewed through the holistic lens of the [Complete Community Strategy](#), this project meets 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

<input checked="" type="checkbox"/>	Chapel Hill will direct growth to <u>greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</u>	
	<ul style="list-style-type: none">• The project directs growth to a high-frequency transit corridor and proposes redevelopment of an infill site with existing infrastructure.	
<input checked="" type="checkbox"/>	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 developer proposes multifamily housing, a primary land use in Sub-Area C of the South MLK Blvd Focus Area.• The proposed height of the building is consistent with the Future Land Use Map (FLUM) guidance for typical height, 4 to 6 stories.	

<ul style="list-style-type: none">• The site is along an Activated Street Frontage.• The project will accept Housing Choice Vouchers.• Existing residents have time to relocate.		
	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 developer proposes a pedestrian connection through the site with at least three pedestrian access points – two from Martin Luther King Jr. Blvd and one from Isley Street.• The developer proposes emergency vehicle access on Isley Street and Martin Luther King Jr. Blvd.• Staff did not request additional multi-modal improvements that may conflict with future North-South Bus Rapid Transit (BRT) improvements.		
	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">• The project will meet Energy Star Multi-family New Construction version 1.1 and National Green Building Standard Bronze.• The applicant will work with the Duke Energy's Design Assistance program to maximize the reduction of energy costs to future residents.• The project will utilize an underground stormwater management system.• The stream buffer on the property will remain undisturbed (condition #8)• The applicant is committing to installing two EV charging spaces and designing 25% of the structured parking spaces to be EV-capable. The EV-capable commitment is less than Council's expectation of 1 space per unit; however, staff finds these commitments are suitable for this project because: (1) the affordable housing project is located on a transit line and walkable to downtown, and (2) EV-capable is a more expensive commitment within a parking deck.		
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
<ul style="list-style-type: none">• The Town's Urban Designer has reviewed the applicant's materials and finds the applicant has been responsive to staff's design-related comments. Please see attached Urban Design Assessment.		

Public Engagement

Areas of concern identified by members of the public are noted below. Engagement related to this project included one virtual public information meetings and a project page hosted on the Town's website. Staff mailed notices to property owners, residents, and business tenants within 1,000 feet of the proposed development.

Staff have not received significant numbers of phone calls or emails regarding the project.

Participants in the October 17, 2024 Public Information Meeting posed questions of the development team and staff. General areas of concern are highlighted below:

1. Timing of construction
2. Demographics of future tenants
3. Income restrictions for future tenants
4. Design of units

Project Location

