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Planning for the Future

1200 MLK

ZONING ATLAS AMENDMENT AND SPECIAL USE PERMIT

05.30.2019

08.06.2019 - revised

04.13.2020 - revised

06.18.2020 - revised

DEVELOPER'S PROGRAM

This is a request for review of a Zoning Atlas Amendment and concurrent Special Use Permit applications by the Town of Chapel Hill.

Introduction

The '1200 MLK' project is the redevelopment of the existing Tar Heel Mobile Home Park and non-operational Marathon Service Station, on the east side of Martin Luther King Boulevard, across from the intersection with Northfield Drive. The project is proposing to modernize the service station, add a new self-storage building, and preserve or reposition all of the existing mobile home residential units onsite. The developer understands the significance that the existing affordable housing plays in the Town's variety of housing options, thus retaining as many of the existing units, while redeveloping a portion of the site, is important. The parcel addresses are 1200 and 1204 MLK Jr. Blvd.

The proposal is to enlarge the Commercial Neighborhood (NC) Zoning at the front of the site, and rezone the R-4 to O-I2 at the sides and rear of the site. The O-I2 portion at the rear of the site will include a PD(H) overlay, to allow for the existing mobile home park.

The project was previously submitted as a Concept Plan and reviewed by Town staff, the Housing Advisory Board and Town Council earlier this year. An outline of the applicant responses to comments made at the Council meeting are attached to this application.

Site Description

The site consists of two parcels, totaling approximately 13.9 acres. The site is partially wooded, with the old Marathon service station at the front of the site, and approximately 73 existing mobile home residential units and 1 single family residence at the rear and sides of the site. The site has access via multiple access points off of MLK Jr. Blvd. Two of these access points are oddly positioned on either side of the signalized intersection with Northfield Drive. There are existing bus stops on both the east and west sides of MLK Jr. Blvd, adjacent to the site.

The project site is bounded by the Orange United Methodist Church to the north, an existing single family residential neighborhood to the east and south, and various commercial businesses on the west side of MLK Jr Blvd.

The site slopes gently from the front (west) to the rear (east). An existing OWASA lift station is positioned at the northeast corner of the project site.

Site Access and Circulation

The site is currently accessed via a split driveway spanning the across the signalized intersection at Northfield Drive. This pair of driveways will be reworked to align with the signalized intersection, improving access functionality and safety. There are two additional residential driveways off of MLK Jr Blvd. that will remain unchanged. The project will improve vehicular circulation into to the mobile home park via the reworked signalized intersection. Pedestrian sidewalk improvements will be provided along the frontage of the site, which currently does not have one. Adequate onsite parking will be provided for both of the proposed uses.

Per the Town of Chapel Hill LUMO, the combined parking requirement for the commercial components of the project is a minimum of 68 spaces and a maximum of 110 spaces. The proposed site plan shows 46 spaces, which based on the real market demands for the parking of these uses (30 for Gas/Convenience Store and 16 for Self-Storage), is adequate. See below for a modification request to reduce the minimum required spaces for the Self-Storage facility.

Building Orientation and Site Layout

The convenience store building will be oriented so that the parking is at the side or rear, with the fuel pump canopy positioned behind the building. The multi-story self-storage building will be located approximately 250' from the ROW, minimizing visibility, and serving a buffer to the existing mobile home units. Several of the existing mobile home units (~16) will have to be relocated for the proposed site redevelopment, but the developer has analyzed the units and opportunity rezoned within the existing property, to relocate all of the units that can physically be moved. The building architecture will meet or exceed the LUMO requirements.

Environmental and Landscaping

The 13.9 acre site contains 4.5 acres of protected RCD buffer area, extending 150' from the Kings Branch Stream along the northern property line. The existing mobile home park contains a variety of mature trees, with the majority of these to be retained. New landscaping and street trees will be provided for the redeveloped portion of the site. Required tree coverage, parking lot shading, and landscape buffers will provide screening and visual interest. The developer will continue to work with the existing residents to best utilize the open space areas onsite, including the open play field, the frontage RCD areas, and landscaping along the rear of the storage building.

Stormwater

The existing site currently doesn't have stormwater treatment. The proposed redevelopment will comply with the current stormwater quality and quantity regulations through the installation of Stormwater Control Measures, inlets and piping. The project will comply with all sedimentation and erosion control requirements utilizing on and offsite protection measures.

Utilities

The project site is currently served by OWASA water and sewer services. The new commercial buildings will have new water and sewer services designed to current standards and specifications. Water and sewer services to the existing and relocated residences will remain as is, or be reconnected to the new lines run as part of the commercial project. The existing OWASA pump station will remain.

PD-H Determination

Per LUMO section 6.18.1, the following points are provided in support of the location of the PD-H designation.

- The creation of this PD-H is unique in the fact that this is an established residential community that has existed at this location for over 30 years.
- The community is located with access to a major street, with pedestrian and bicycle access. This site is located along the route of the future BRT transportation improvements. The site does not require access through a residential neighborhood outside the development.
- The site has access to public water and sewer facilities, without requiring public extensions. The project will be incorporating new stormwater improvements, as the site currently does not have any.
- The proposal to keep the residential community in place means the current public infrastructure (schools, parks, etc,) will continue to serve the community and its residents. The site is within walking distance to Homestead Park, and well as the greenway trails within the Carolina North nature area. In addition to surrounding public amenities, the project is proposing a new playground within the site for the residents.

- The continuation of this residential community should cause an increase on maintenance or operation cost of the existing public facilities.

In summary, the developer finds that the existing residential community would continue to serve and be served by the adjacent public infrastructure, and not have an appreciable negative impact of the adjacent residential neighborhoods.

Outline of Modifications requested

The following is list of Modifications to the LUMO that are being requested as part of this Special Use Application:

1. *Per LUMO section 6.23, self-storage is only allowed on the same zoning lot as other office, commercial, or institutional.*

A Modification to regulations is requested to allow Self-Storage to be on the same zoning lot and accessory to a Mobile Home Park (in terms of land area)

2. *Per LUMO section 6.23, self-storage facilities shall not be permitted on property located at an intersection with any arterial street.*

The applicant contends that the Self-Storage building is not located at an intersection, but across from the intersection of MLK Jr. Blvd and Northfield.

A Modification to regulations is requested to allow a Self-Storage building to be located across from an intersection, but not on a corner lot created by two intersecting streets.

3. *Per LUMO section 6.12, a service station/convenience store shall not be located within three hundred (300) feet of any intersecting street or within seven hundred fifty (750) feet of driveways intersecting the same street and serving another existing or approved service station.*

A Modification to regulations is requested to allow a service station / convenience store to be located within the thresholds listed above if an existing service station / convenience store was previous approved and permitted on this site.

4. *Per LUMO section 3.6.3-2, Permitted Uses within Resource Conservation District*

The applicant requests a modification to allow mobile home residences to remain in or be moved into the RCD, to preserve the residence onsite, within the existing mobile home park.

5. *Per LUMO section 5.9.7, Minimum and maximum parking space requirements*

The applicant requests a modification to the required minimum number of parking spaces for a Conditioned Self Storage Facility. Based on the LUMO calculation of a minimum of 1 space per 2,500 sf, the minimum requirement

would be 90 spaces. The Developer feels this is almost 5x the actual requirement. Based market experience of other facilities, this facility would require 16-20 spaces during a peak period.

6. *Per LUMO section 3.7.3, Use Groups*

The applicant requests a modification to the Use Group Table that would allow existing Class B manufactured homes to be allowed within a PD-H. The exiting mobile home community consists of Class B units, and this modification would allow the existing units to remain onsite, as outlined elsewhere in this Developer Narrative.