

P:\32417\32417.0000\PROPOSED\DRAWINGS\CD\CD1 701 MLK C&D.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

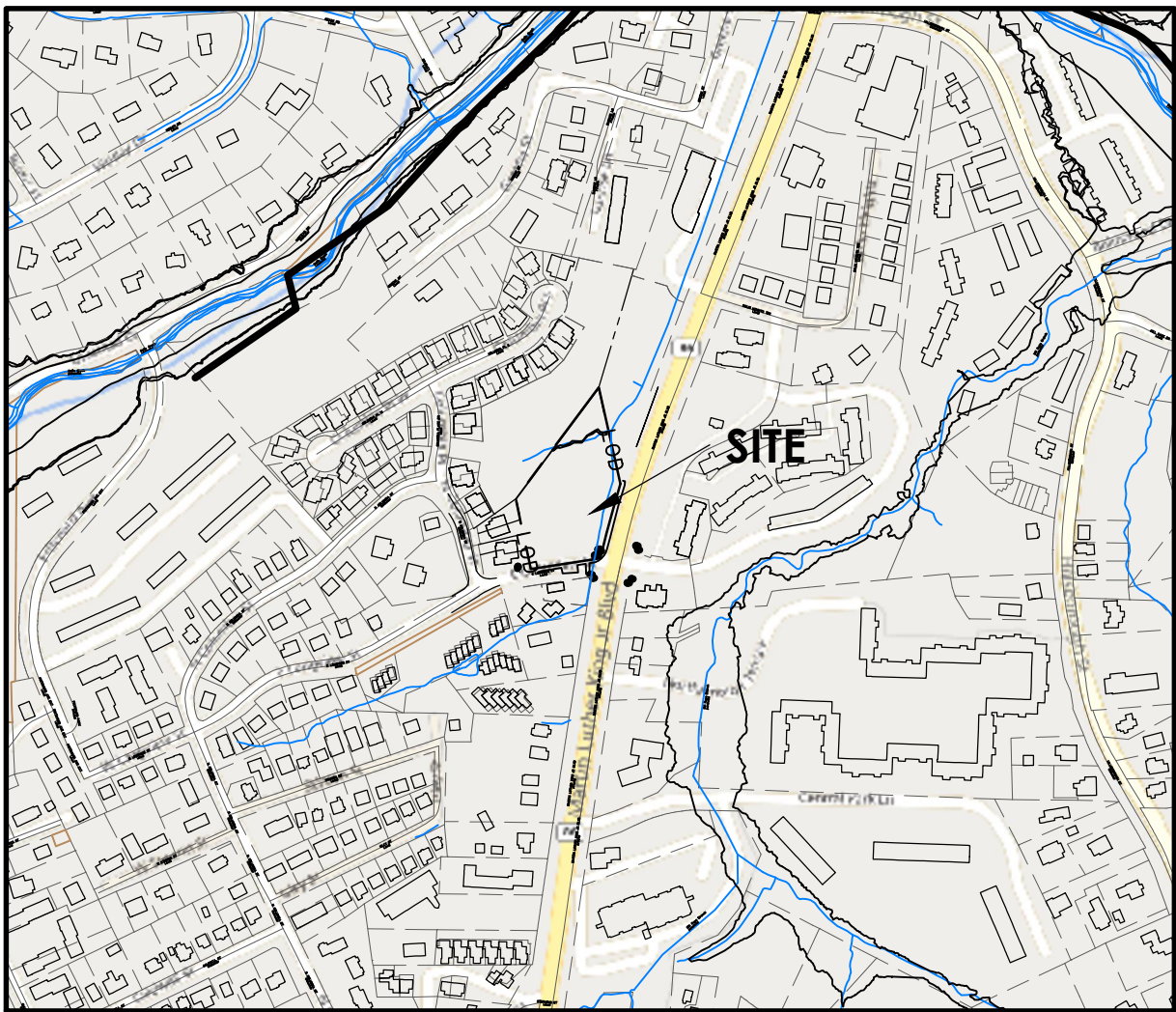
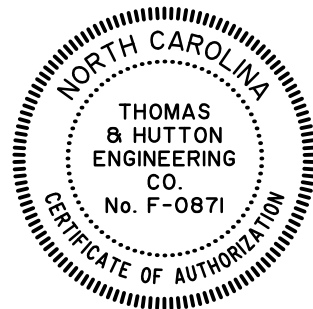
AUGUST 6, 2025

J-32417.0000

PREPARED BY:



Project Manager's
Seal



VICINITY MAP
SCALE: 1" = 500'

J-32417.0000
4/10/25
701 MLK

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REVISION HISTORY

REV. NO.	REVISION	BY	DATE
2	DISTRICT SPECIFIC PLAN SET		8-6-25
1	COMMENT REVISIONS - RESUBMITTAL		5-30-25

SUBMITTAL HISTORY

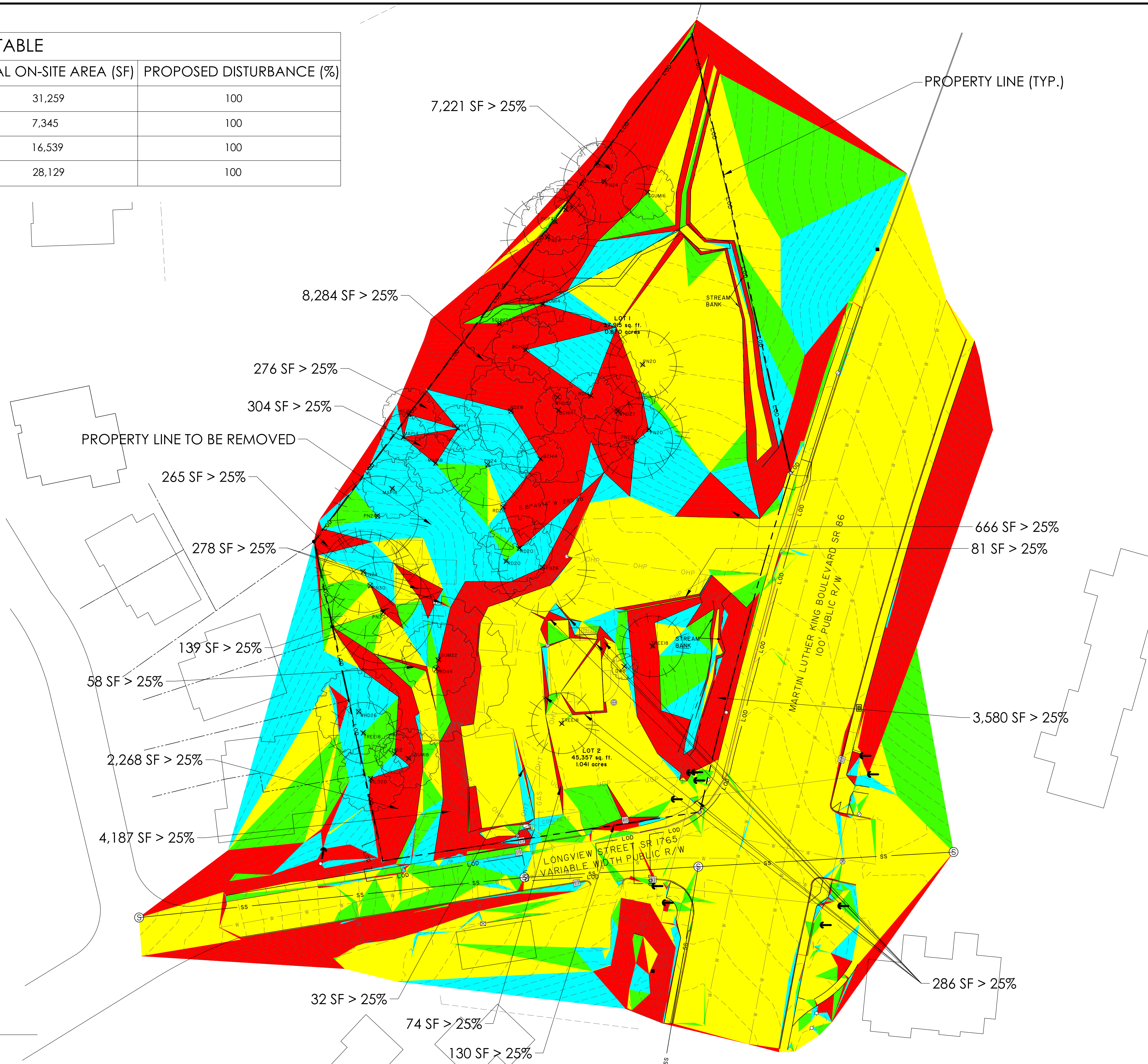
SUBMITTED TO	DATE
CZ RESUBMITTAL	5.30.2025
CZ RESUBMITTAL	4.10.2025
CZ INITIAL SUBMITTAL	2.13.2025



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SLOPES TABLE				
MIN SLOPE	MAX SLOPE	COLOR	TOTAL ON-SITE AREA (SF)	PROPOSED DISTURBANCE (%)
0.00%	10.00%		31,259	100
10.00%	15.00%		7,345	100
15.00%	25.00%		16,539	100
25.00%	100.00%		28,129	100



2	DISTRICT SPECIFIC PLAN SET		8-6-25
NO.	REVISIONS	BY	DATE

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SLOPE ANALYSIS AND IMPACTS

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

GRAPHIC SCALE:
1 INCH = 30 FEET

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

D1.2

Z:\34173_3017_0000\HIGHRISE\DWG\3017_0000\PROJECT PLANNING - AUG 5, 2025 - 3:38 PM

LEGEND

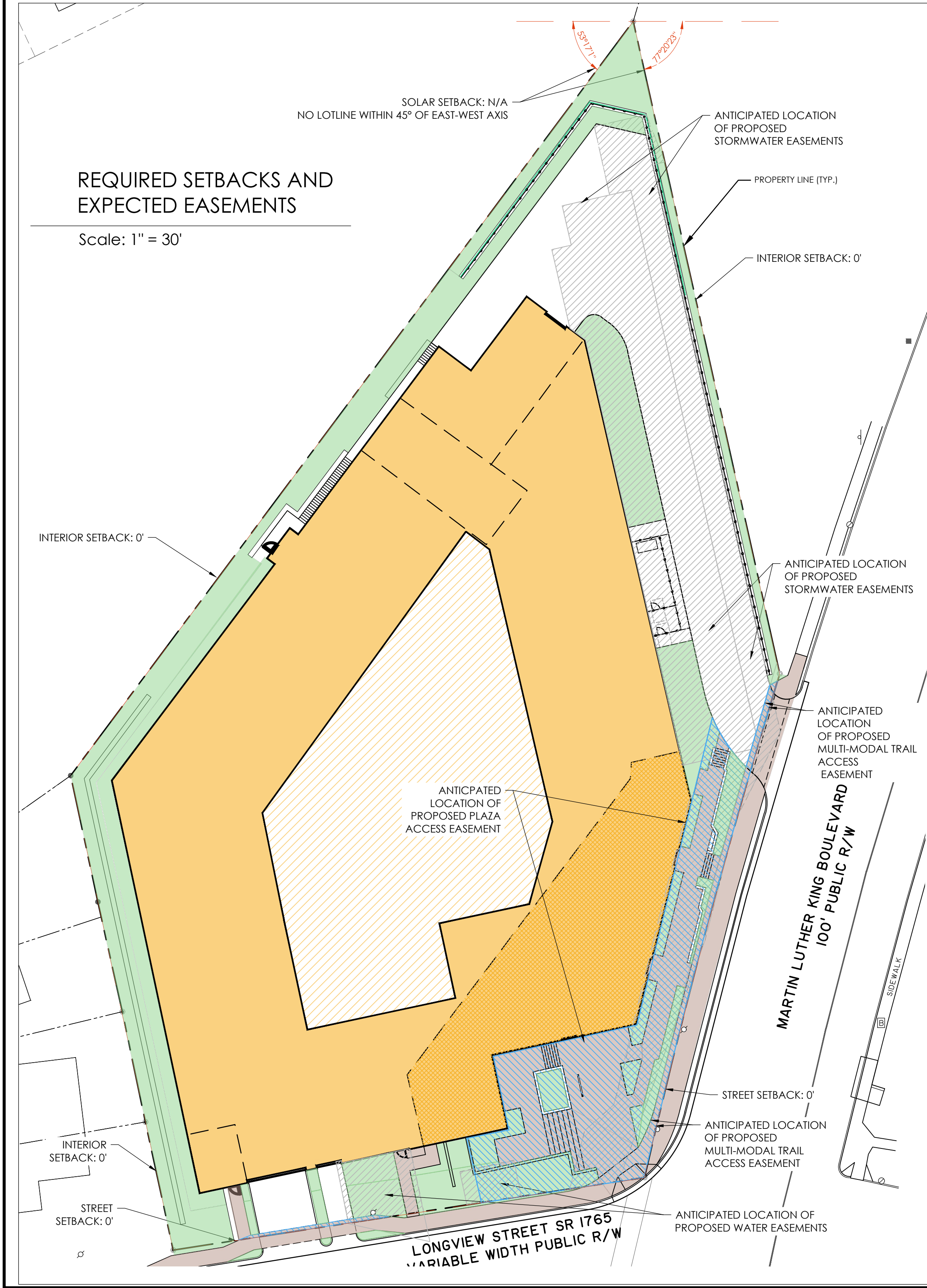
- VEHICULAR ACCESS
- VEHICULAR SPACE
- PEDESTRIAN SPACE/ROUTES
- OUTDOOR PLAZA
- PROPOSED ACTIVE RECREATION SPACE
- PROPOSED UTILITY EASEMENTS - APPROXIMATE LOCATIONS
- PROPOSED ACCESS EASEMENTS - APPROXIMATE LOCATIONS
- BUILDING SETBACK

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

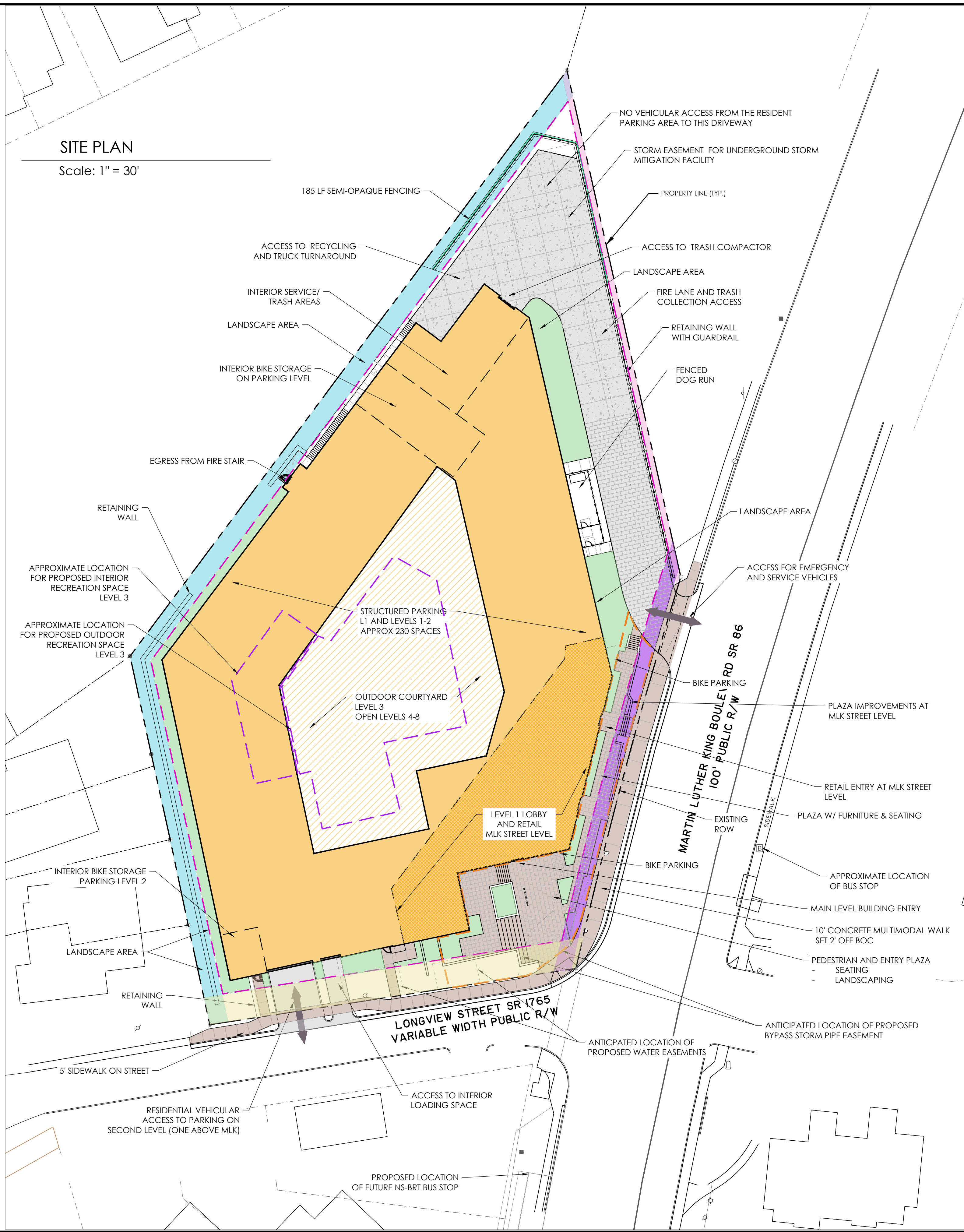
REQUIRED SETBACKS AND EXPECTED EASEMENTS

Scale: 1" = 30'



SITE PLAN

Scale: 1" = 30'



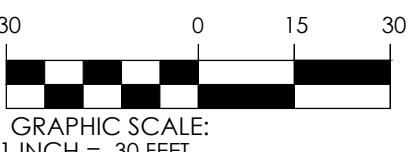
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DISTRICT SPECIFIC PLAN

701 MLK

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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

A diagram illustrating a light source (represented by a central dot) emitting rays (represented by lines) towards a circular object (represented by a circle). The rays are shown as a series of lines radiating from the center towards the circle. The word "light" is partially visible on the left side of the diagram.

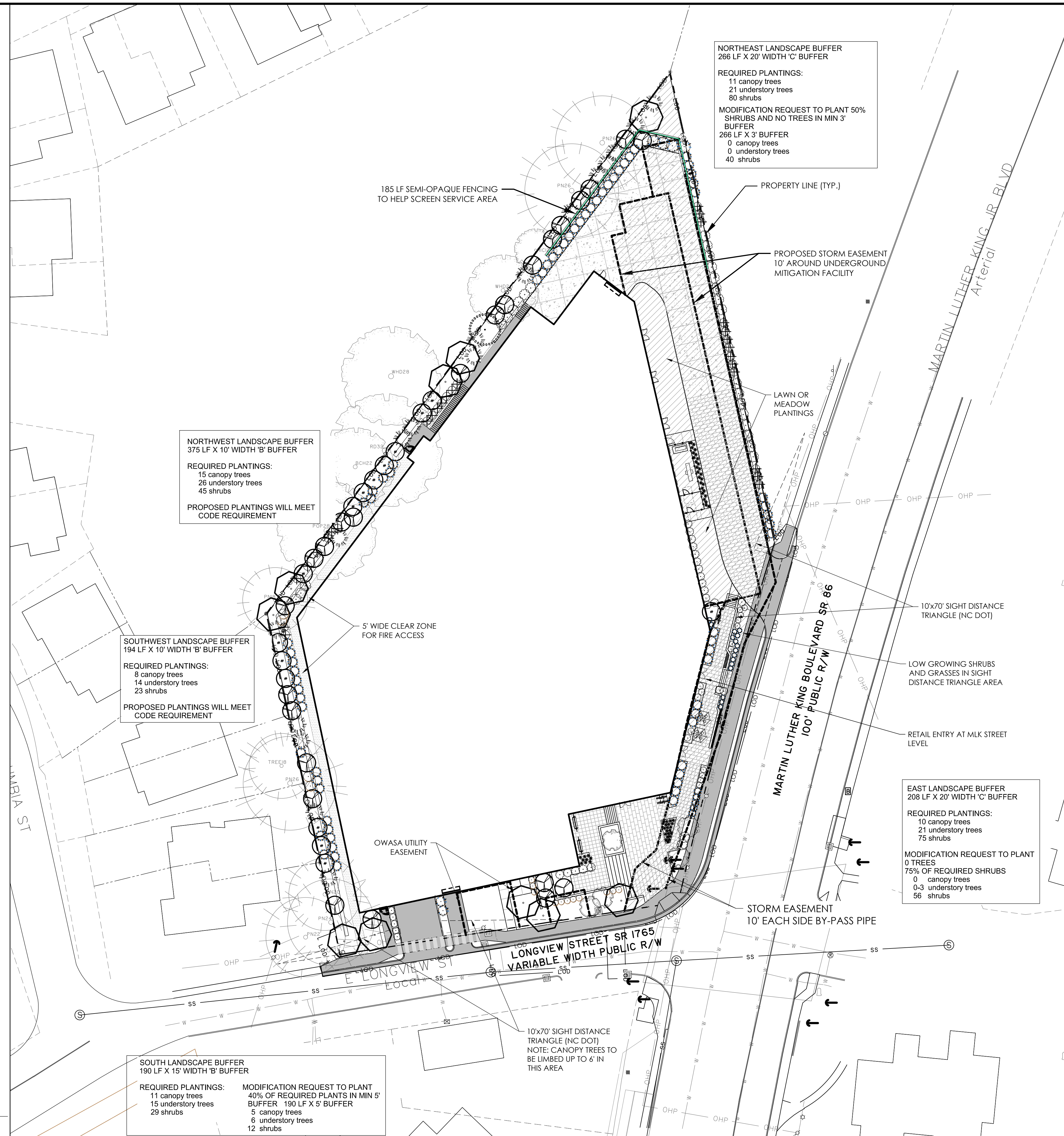
Magnolia grandiflora - Southern Magnolia
Pinus virginiana - Virginia Pine

Cercis canadensis - Redbud
Cornus florida - Dogwood
Ostrya virginiana - American Hop Hornbeam
Oxydendrum arborium - Soutwood

Ilex opaca - American Holly
Juniperus virginiana - Eastern Redcedar
Magnolia virginiana - Sweetbay Magnolia
Prunus caroliniana - Carolina Cherry Laurel

Ilex verticillata - Winterberry
Ilex vomitoria - Yaupon Holly

Scale: 1" = 30'



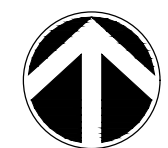
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SCALE:	1" = 30'

L1.1

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



1 LANDSCAPE PROTECTION PLAN
L1.3 Scale: 1" = 30'

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LANDSCAPE PROTECTION
PLAN

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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.

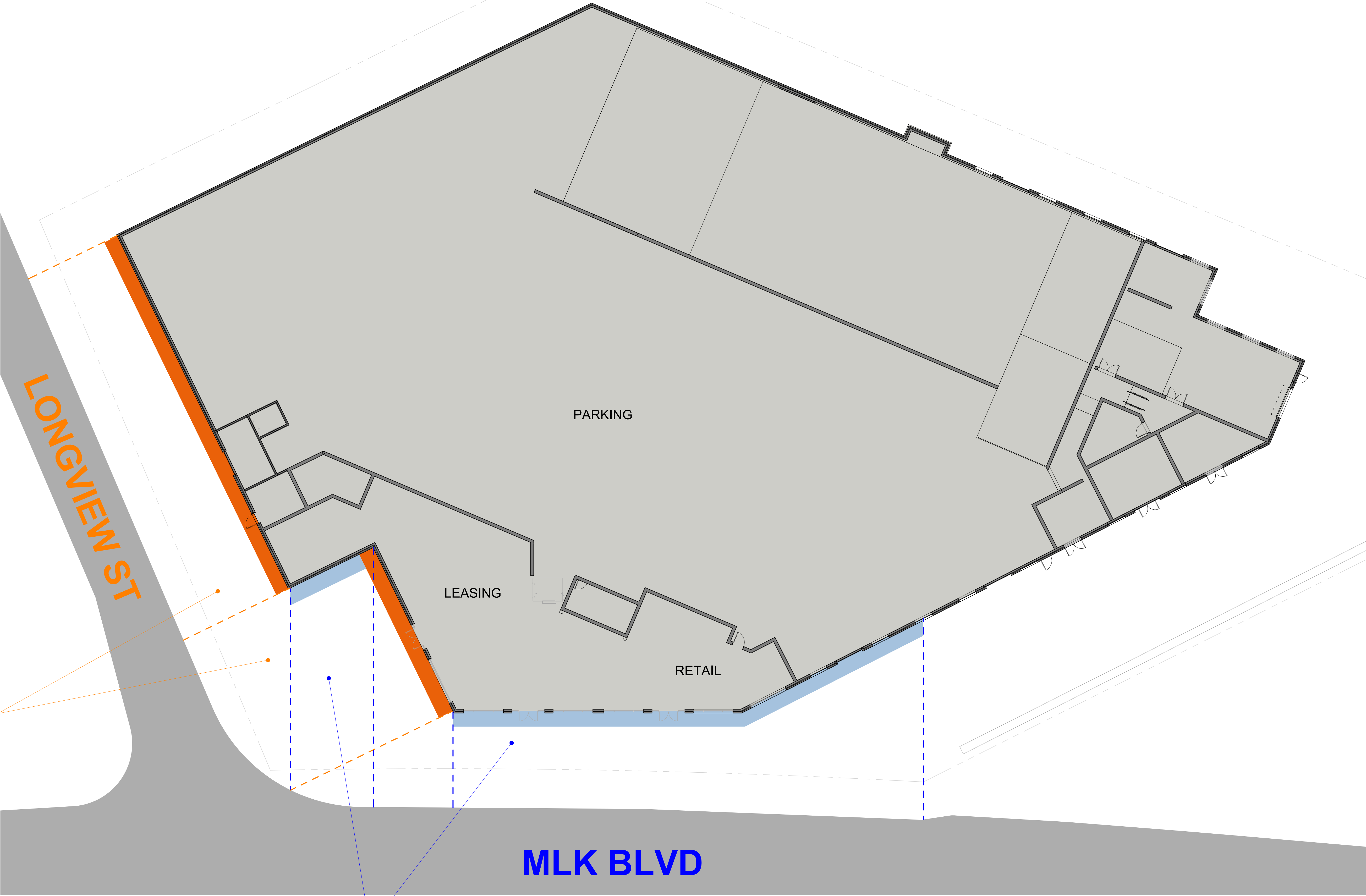
BLUE HILL DISTRICT REQUIREMENTS
(FOR REFERENCE)

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
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UPPER FLOORS (FLOOR TO FLOOR)
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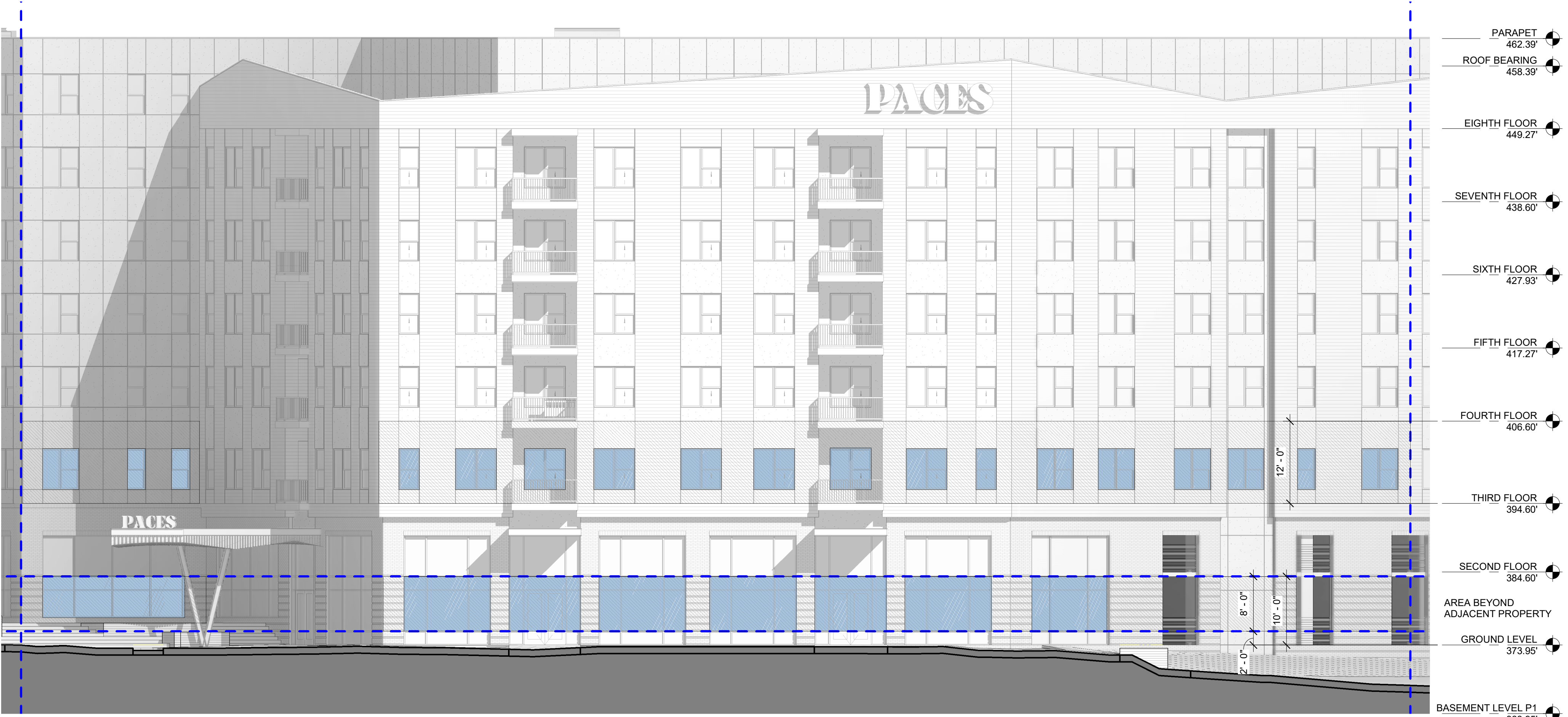


TRANSPARENCY DIAGRAM - W ELEVATION 2
3/32" = 1'-0"

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"