



03.08.2023

TOWN COUNCIL

CONDITIONAL ZONING– 101 E ROSEMARY STREET





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Legislative
Hearing
04/27/2022
05/18/2022
6/15/2022
09/14/2022
03/08/2023



Council Action
04/19/2023



RECOMMENDATION

- Receive comments; and
- Continue the Legislative Hearing to April 19, 2023





UPDATES SINCE THE HEARING

- Street Activation
- Affordable Housing/Commercial Space
- Tenant Age Restriction
- Building Height
- Parking Strategy Plan





PROJECT SUMMARY

- 0.64 acre site
- Conditional Zoning
- Currently TC-2
- Proposing TC-3-CZD
- Former PNC Bank and surface parking
- Construct seven-story apartment building with 150 units
- No parking proposed





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

LUMO 3.8.2(g)(2): Dimensional Regulations

- Allowed: **44 foot** setback height limit
- Proposed: **90 foot** setback height on all four elevations



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