



JUNE 15, 2022

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



Council Action
09/14/2022



RECOMMENDATION

Continuing the Legislative
Hearing September 14, 2022





UPDATES SINCE THE HEARING

- Affordable Housing
- Street Activation
- Parking Strategy Plan





UPDATES SINCE THE HEARING

Parking Strategy Plan:

- Parking needs of guests, employees, and residents
- Securing long term lease for 130 parking spaces
- Mitigate impacts on parking resources
- Updates at regular intervals





PROJECT SUMMARY

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



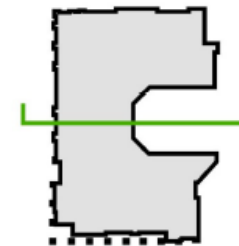
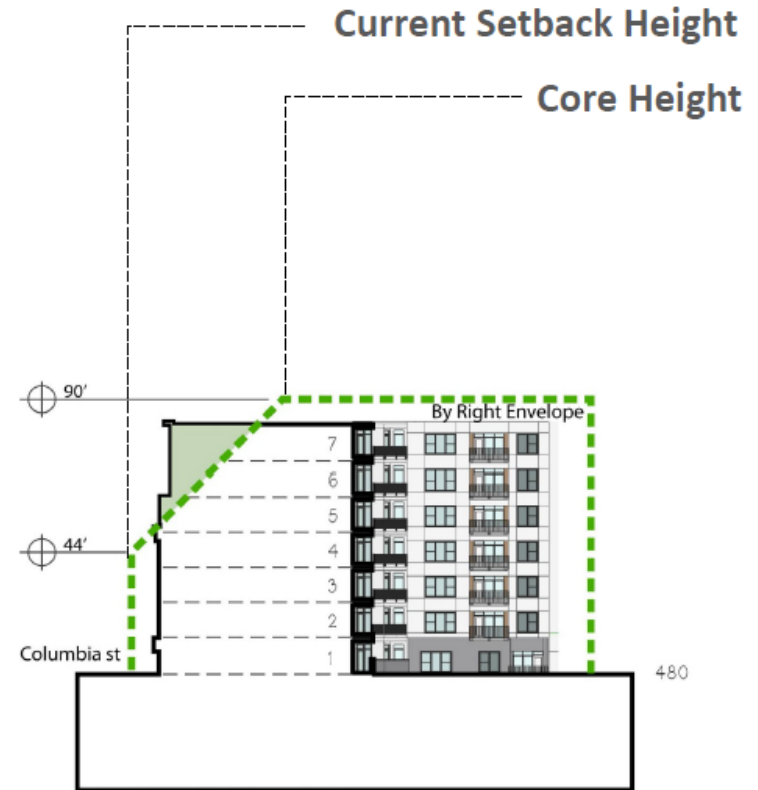
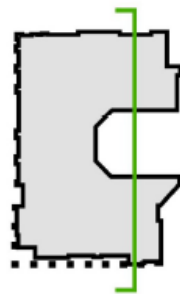
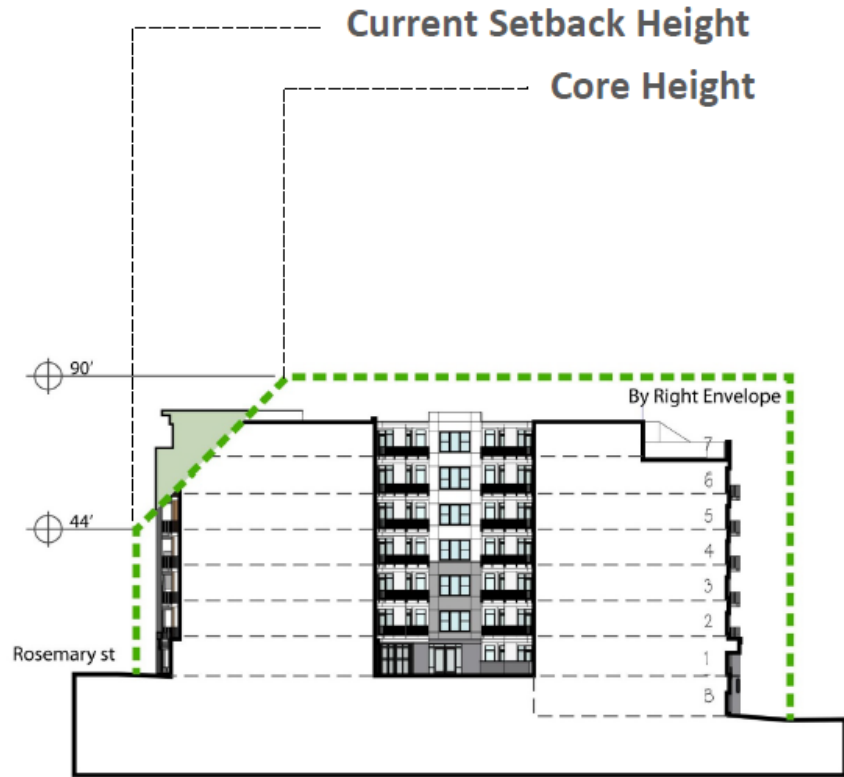


TOWN'S URBAN DESIGNER COMMENTS

- Orientation of building courtyard – grade and layout concerns
- First floor activation – cycle center relocated and commercial space located at corner
- Commercial space/coffee lounge – amenity space
- Leasing/Amenity space – front door/living room focus
- Building frontage – alcoves for tables and chairs; transparent façade opportunities



PROPOSED MODIFICATIONS





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SITE PLAN

