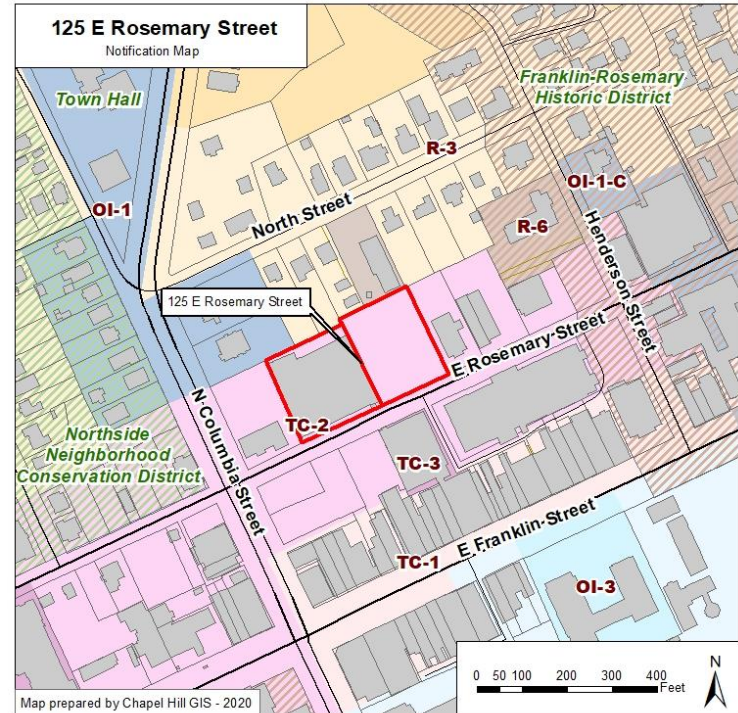




# 125 + 135 E Rosemary St Parking Deck – Conditional Zoning

## Town Council Public Hearing

### September 30, 2020

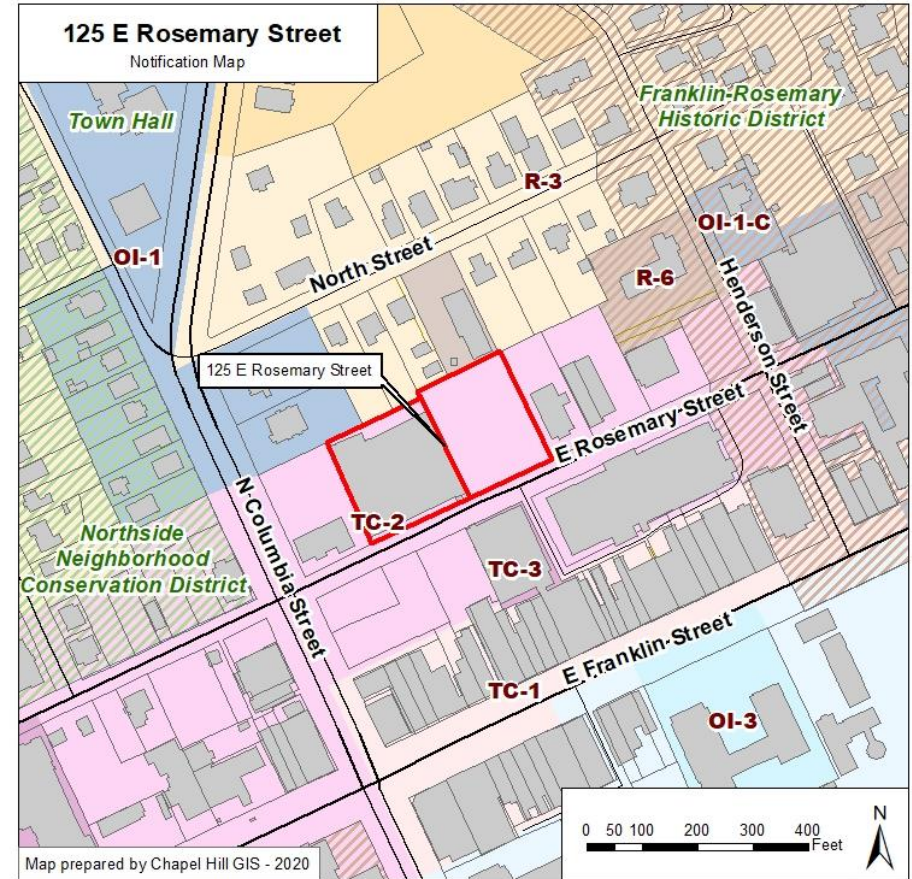


- Open the public hearing
- Receive comments in this meeting and up to 24 hours after via email at:  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Consider enacting Ordinance A on October 28, 2020



# 125 E Rosemary St – Project Summary

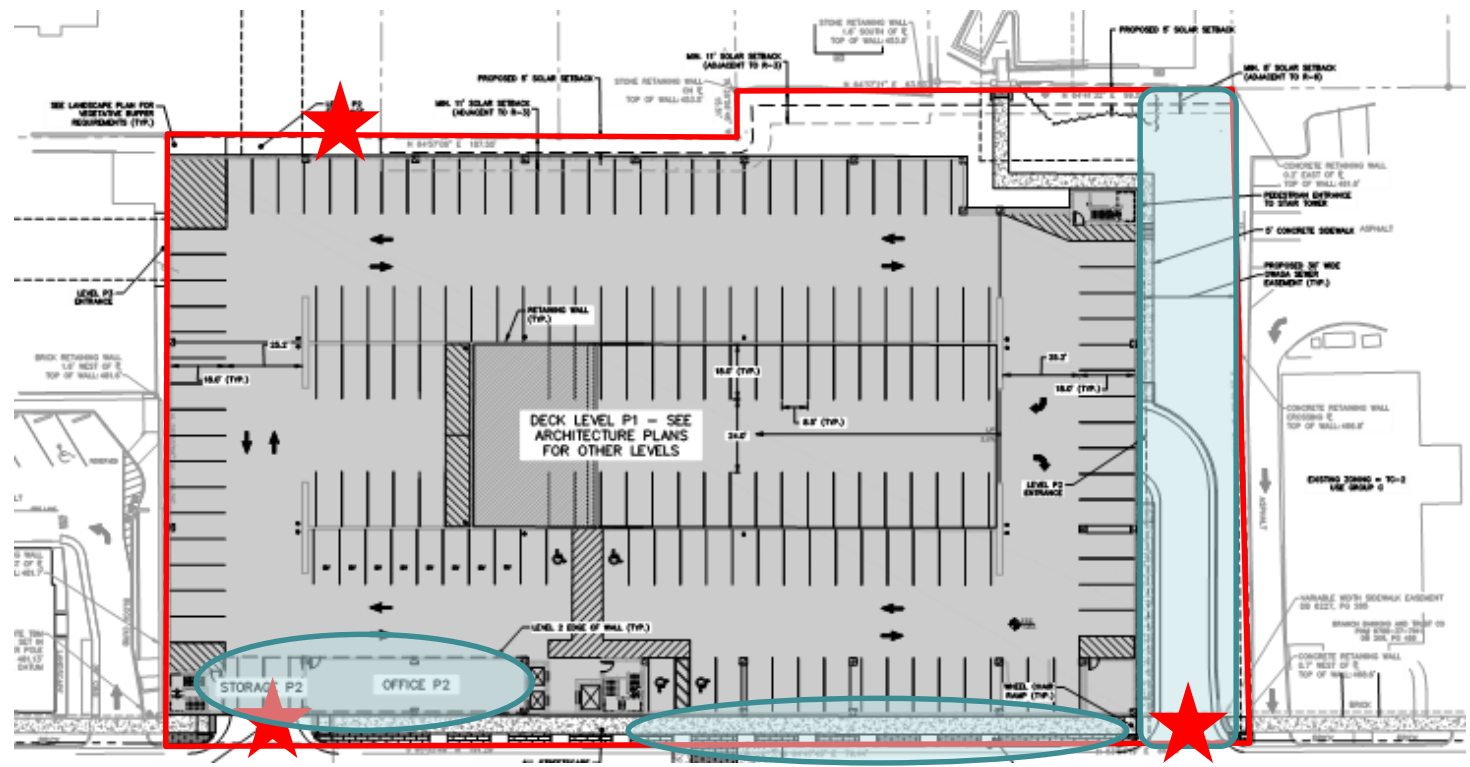
- 1.68 acre site
- Existing parking deck
- Proposing TC-2-CZD
- Replace with 6-7 story parking deck
- 1,000 – 1,160 parking spaces



# 125 E Rosemary – Existing Conditions



# 125 E Rosemary St – Site Plan



# 125 E Rosemary St – Crosswalk



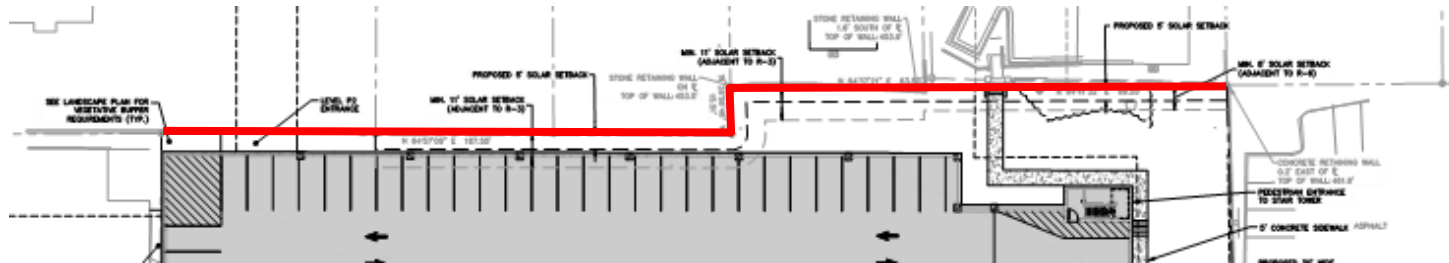
# 125 E Rosemary St – Proposed





## Requested modifications

- Increased building height limit on all four sides
- Reduce interior solar setback adjacent to residential property



<b>Board/Commission</b>	<b>Recommendation</b>
Community Design Commission	Approval with conditions
Transportation and Connectivity Board	Denial unless conditions are met
Environmental Stewardship	Approval with conditions
Planning Commission	Approval with conditions

# 125 E Rosemary St – Advisory Boards

Condition	Action
Prioritize pedestrian safety along E. Rosemary Street	Crosswalk design has been updated; widened sidewalks and streetscape improvements
Provide 20% of all total parking spaces as electric vehicle 'ready'	20 electric vehicle charging stations to be installed (40 spaces) Additional conduit for 20 additional stations
Conduct a comprehensive traffic impact analysis that includes the entire E. Rosemary Street redevelopment project.	✓
Incorporate the NS BRT project into the traffic impact analysis.	✓
Provide ridesharing spaces	4 spaces will be designated as ridesharing spaces

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- Consider enacting Ordinance A on October 28, 2020