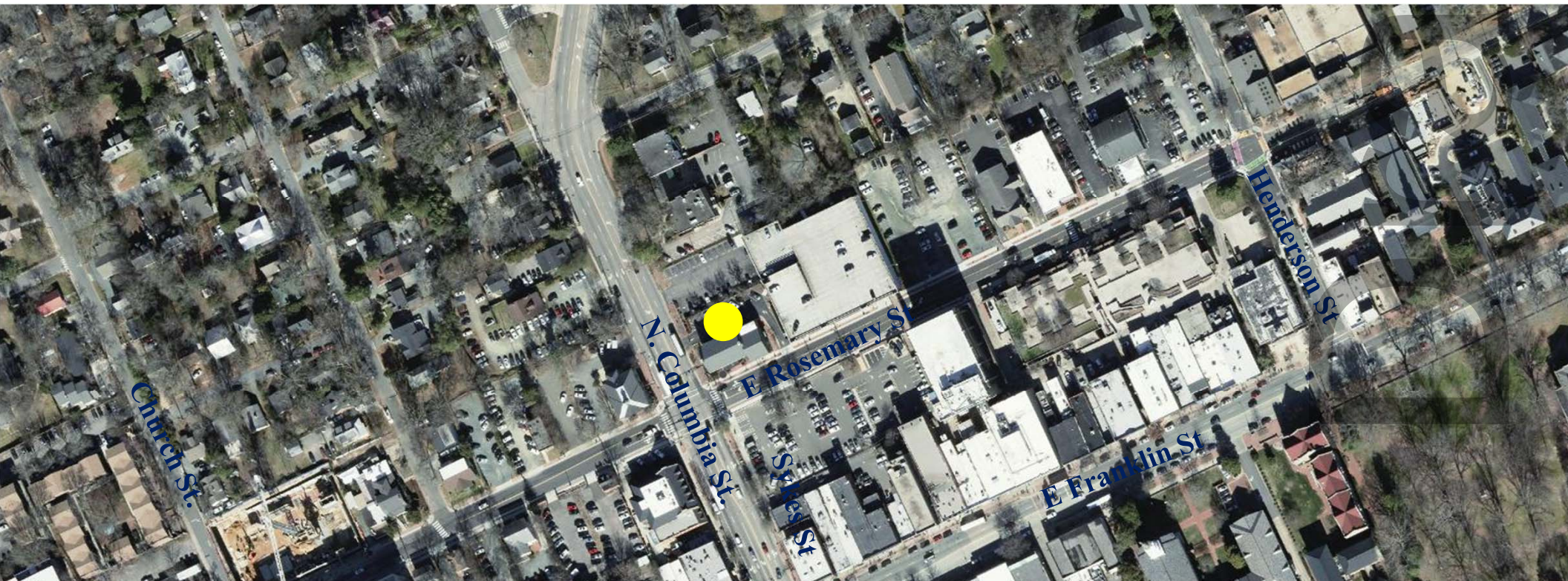
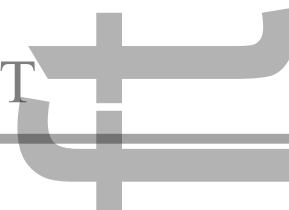




TOWN COUNCIL

04.27.2022

CONDITIONAL ZONING— 101 E ROSEMARY STREET





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
04/27/2022



Council Action
05/18/2022

Draft



RECOMMENDATION

- Open the Legislative Hearing
- Receive comments
- Continue the hearing to May 18, 2022



draft



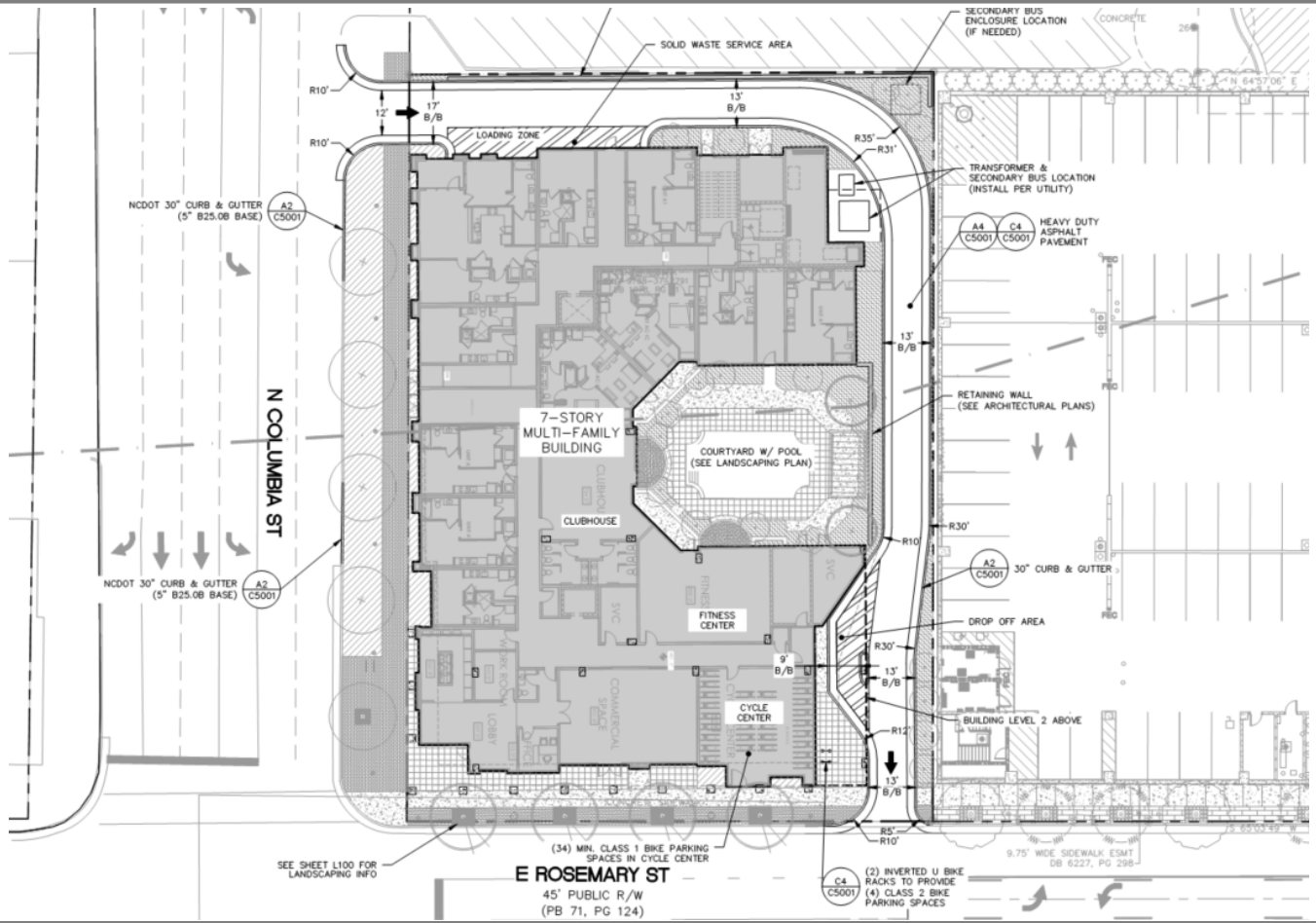
PROJECT SUMMARY

- 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





SITE PLAN



Draft



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

Draft



RECOMMENDATION

- Open the Legislative Hearing
- Receive comments
- Continue the hearing to May 18, 2022

