



04.26.2023

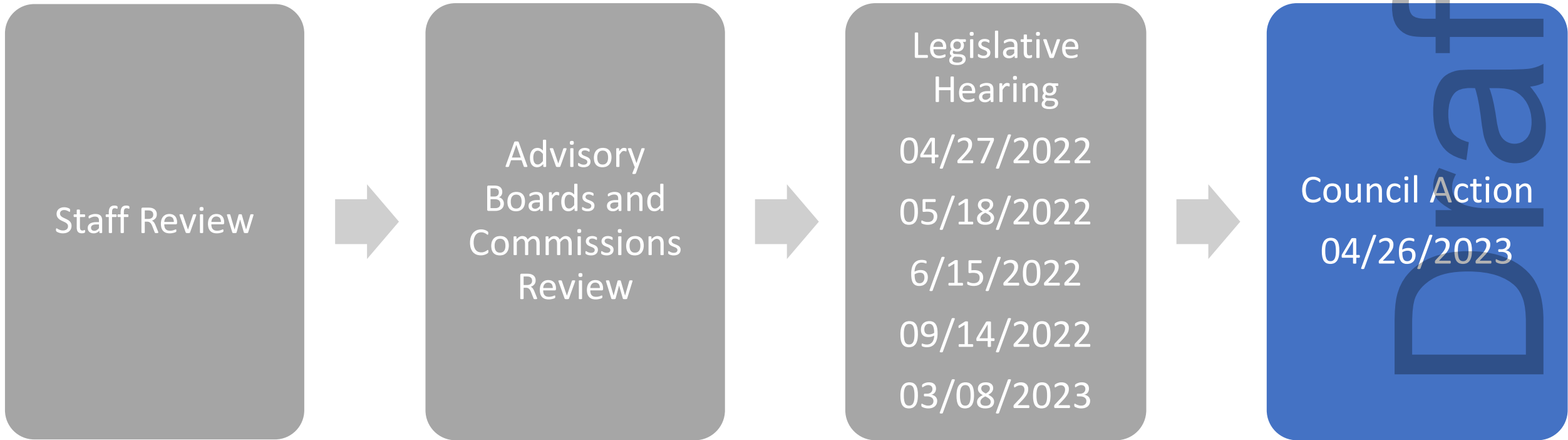
TOWN COUNCIL

CONDITIONAL ZONING– 101 E ROSEMARY STREET





PROCESS





RECOMMENDATION

Consider:

- Adoption of Resolution A
- Enactment of Ordinance A





UPDATES SINCE THE HEARING

- Affordable Commercial Space
- Affordable Housing





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



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

Consider:

- Adoption of Resolution A
- Enactment of Ordinance A

