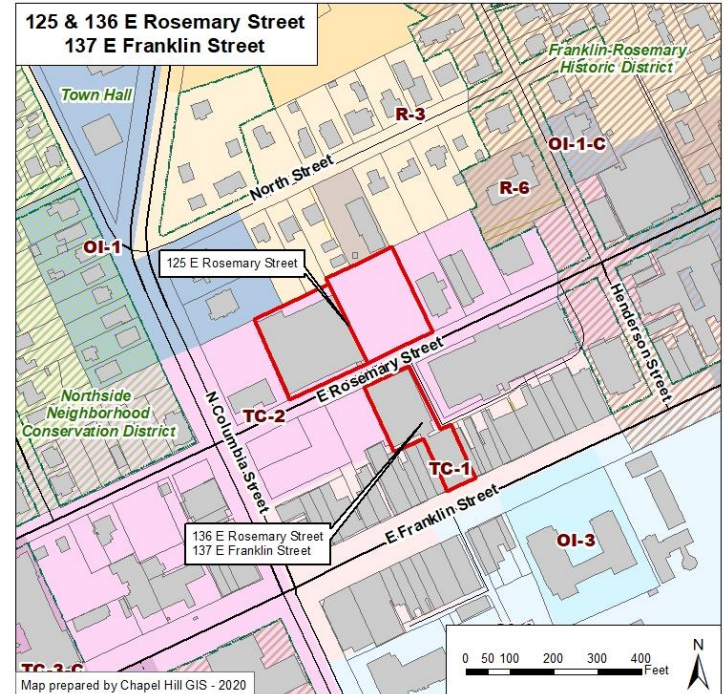




# 125 + 135 E Rosemary St Parking Deck – Conditional Zoning

## Town Council Public Hearing

### September 30, 2020

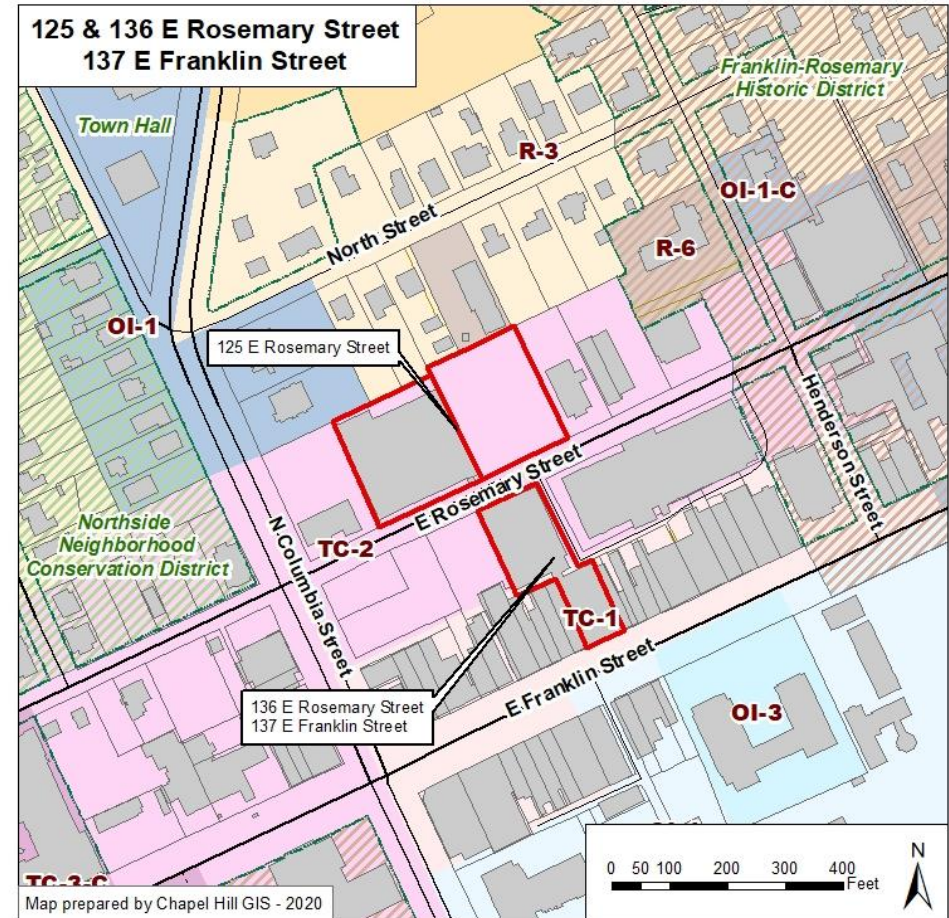


- Open the public hearing
- Receive comments in this meeting and up to 24 hours after via email at:  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)
- Enact the Ordinance on October 28, 2020



# 125 E Rosemary St – Project Summary

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

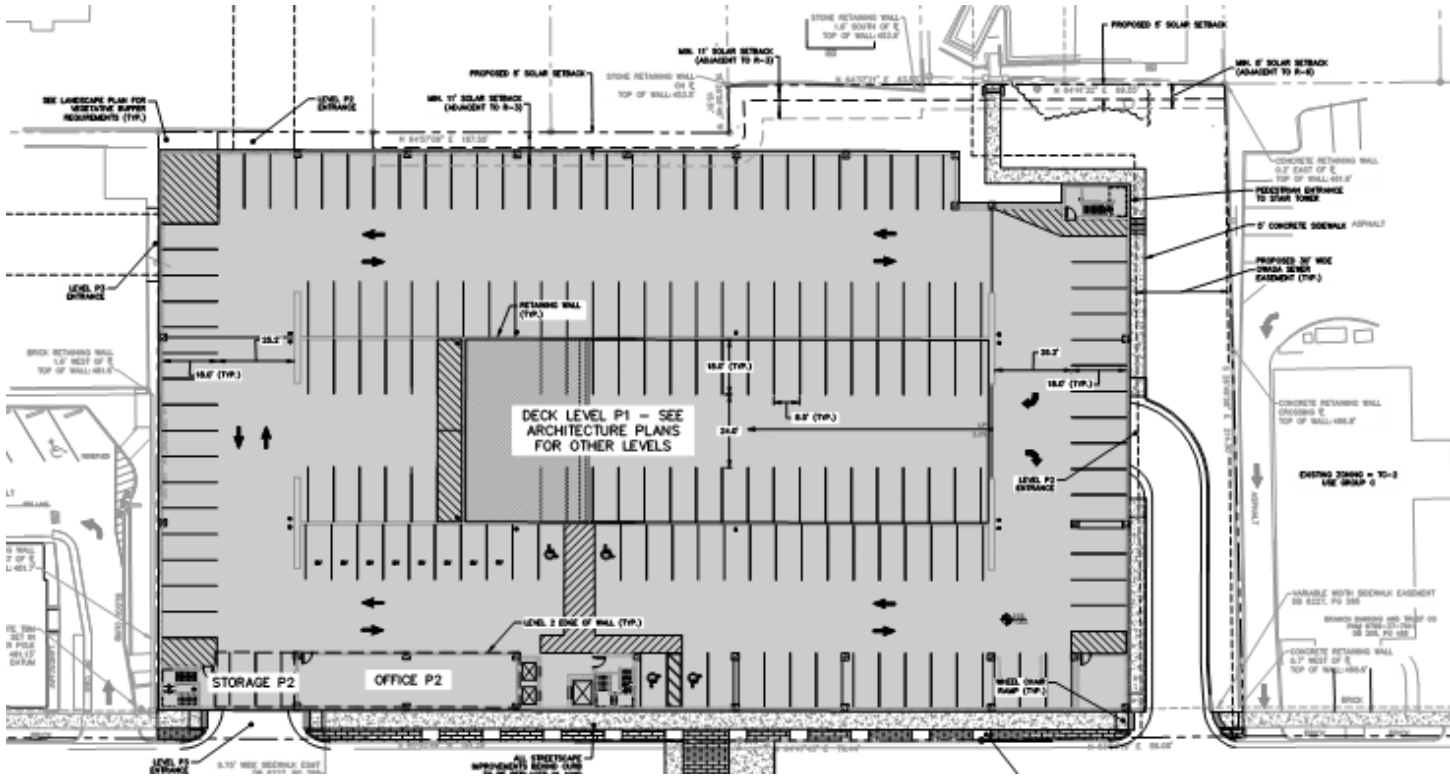




# 125 E Rosemary – Existing Conditions



# 125 E Rosemary St – Site Plan



# 125 E Rosemary St – Crosswalk



**East Rosemary  
Street-Potential  
Crosswalk Treatment**



# 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

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