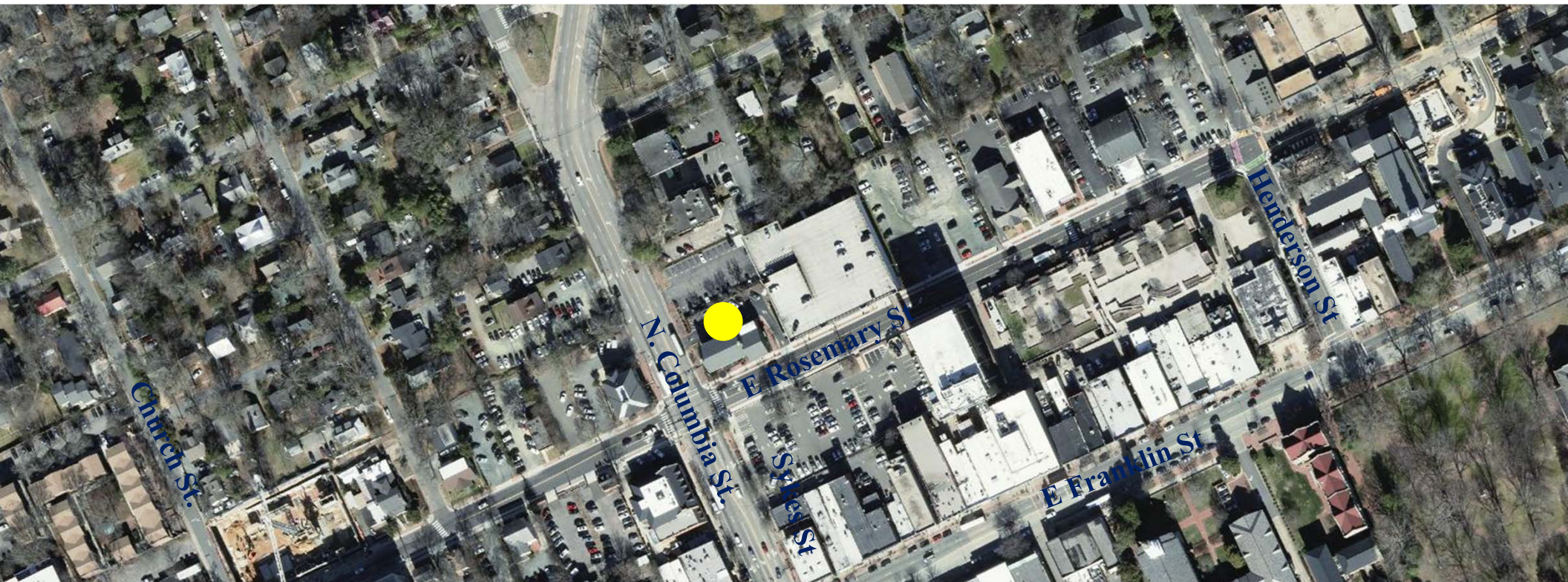




04.26.2023

# TOWN COUNCIL

## CONDITIONAL ZONING— 101 E ROSEMARY STREET





# PROCESS

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Staff Review



Advisory  
Boards and  
Commissions  
Review



Legislative  
Hearing  
04/27/2022  
05/18/2022  
6/15/2022  
09/14/2022  
03/08/2023



Council Action  
04/26/2023



# RECOMMENDATION

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Consider:

- Adoption of Resolution #9
- Enactment of Ordinance #2





# UPDATES SINCE THE HEARING

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## Affordable Housing





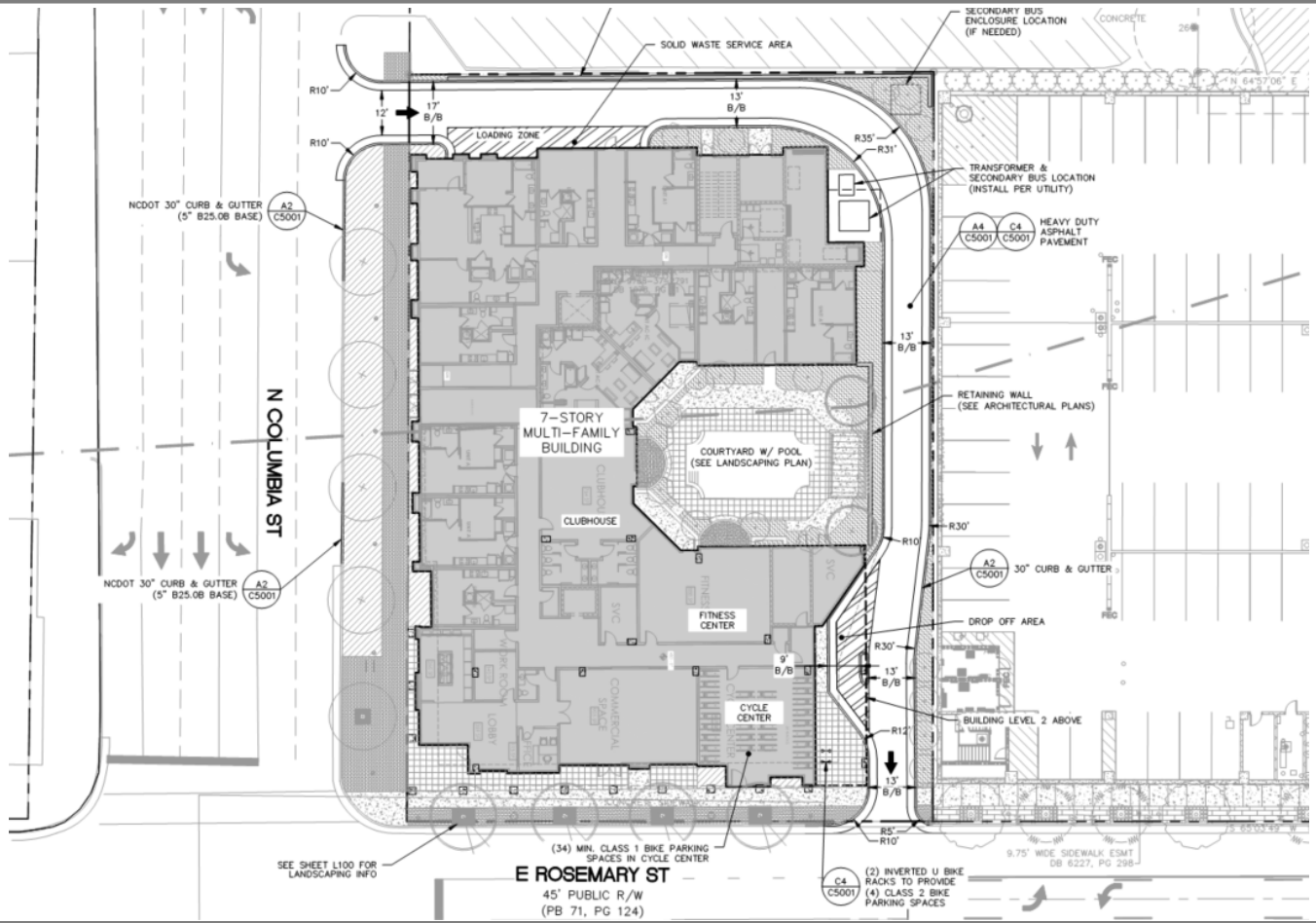
# PROJECT SUMMARY

- 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





# SITE PLAN





# PROPOSED MODIFICATIONS

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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



# RECOMMENDATION

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Consider:

- Adoption of Resolution #9
- Enactment of Ordinance #2

