



# Town Council

November 17, 2021

## Rosemary-Columbia Street Hotel

108, 110, and 114 W. Rosemary St., 205 & 207 N. Columbia St, and 208 Pritchard Ave.



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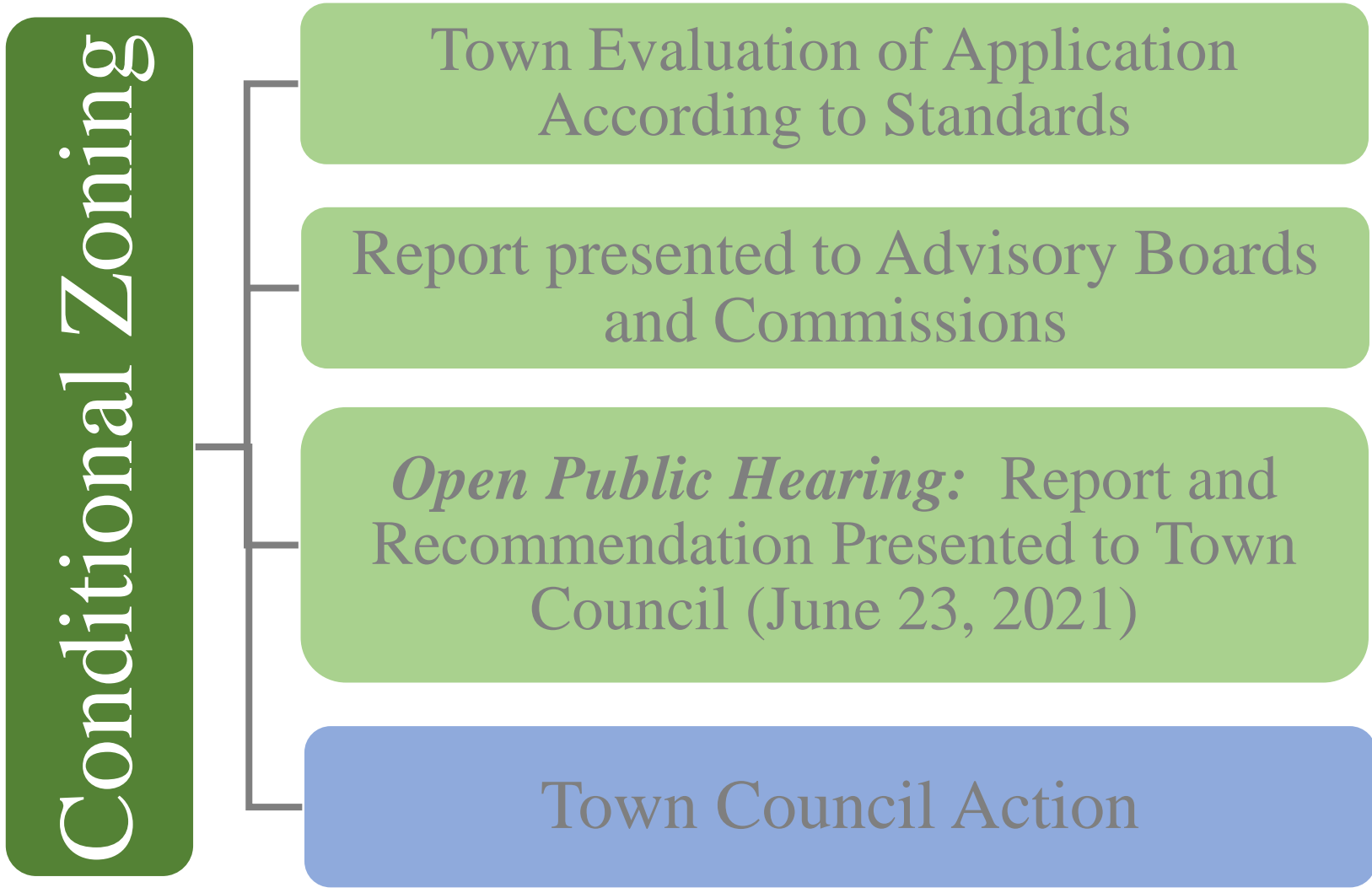
# RECOMMENDATION

- Close Legislative Hearing
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment





# PROCESS OVERVIEW



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# PROJECT SUMMARY

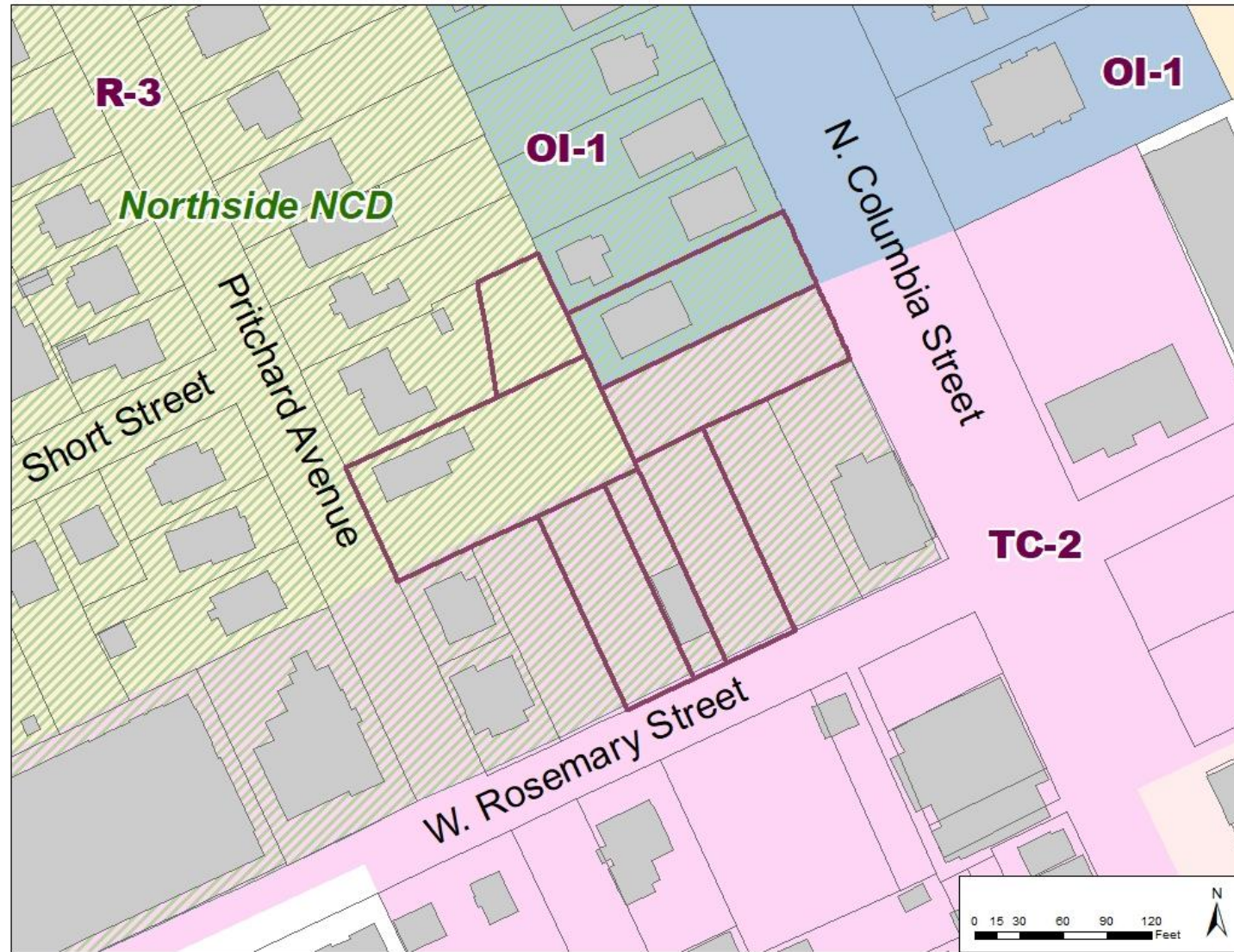
- ❑ 1.31-acre site
  - ❑ 48,111 SF Hotel Lot
  - ❑ 8,887 SF Park
- ❑ Conditional Zoning
  - ❑ Currently TC-2, OI-1, R-3
  - ❑ Proposing TC-2-CZD
- ❑ Demolish 4 surface parking lots, small brick building, and wood structure
- ❑ 130-135 room hotel + parking garage



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# LOCATION



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# UPDATES

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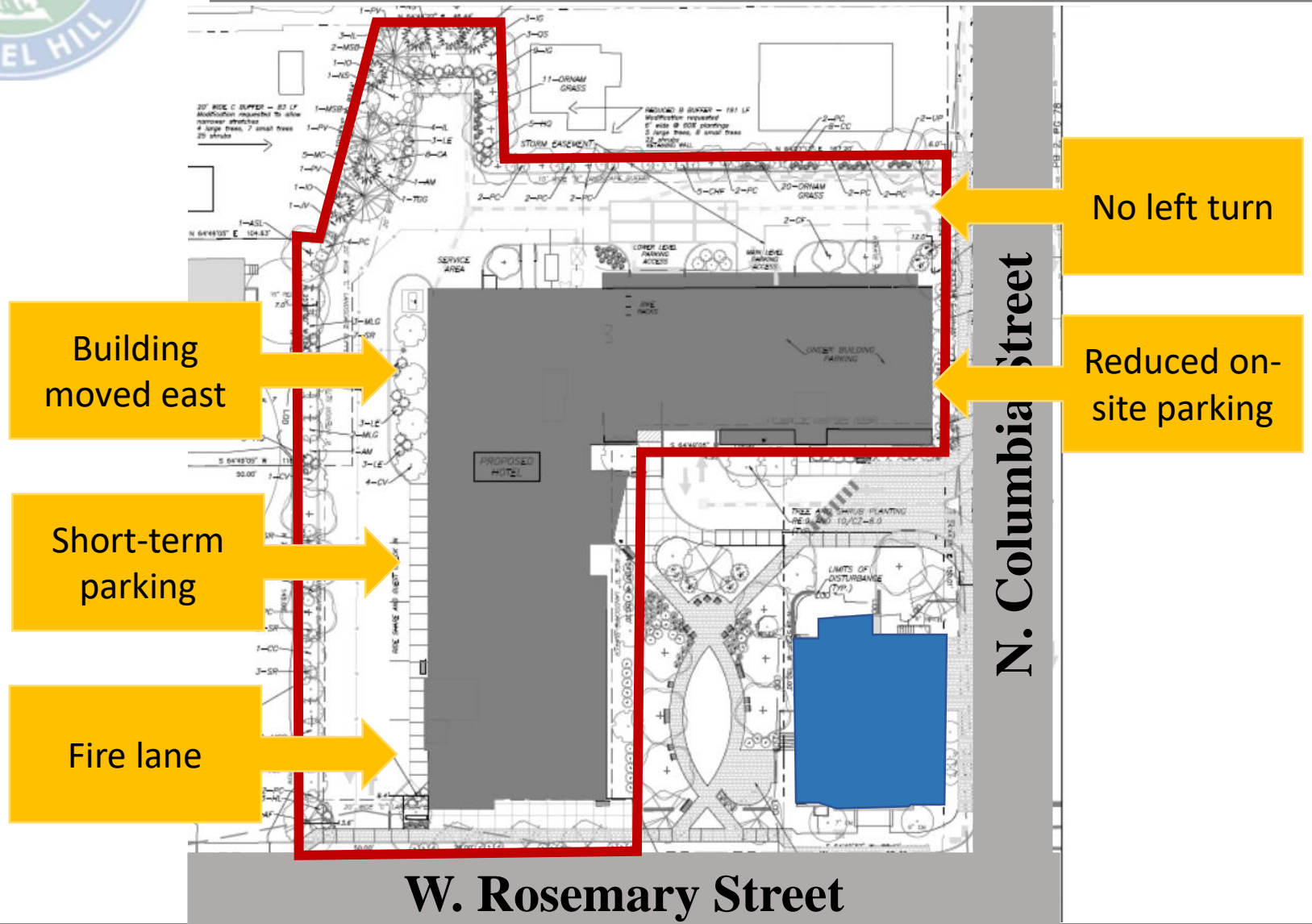
## Since June 23, 2021, Council Legislative Hearing:

- Revised set of plans
- Relocating the building further east of Northside Neighborhood
- Wrapping the fire lane along the west and north sides of the building
- Removing left-turn exits on Columbia St.
- Reducing number of on-site parking spaces
- Collaboration with Town's Urban Designer to modify building design

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# UPDATED PLANS



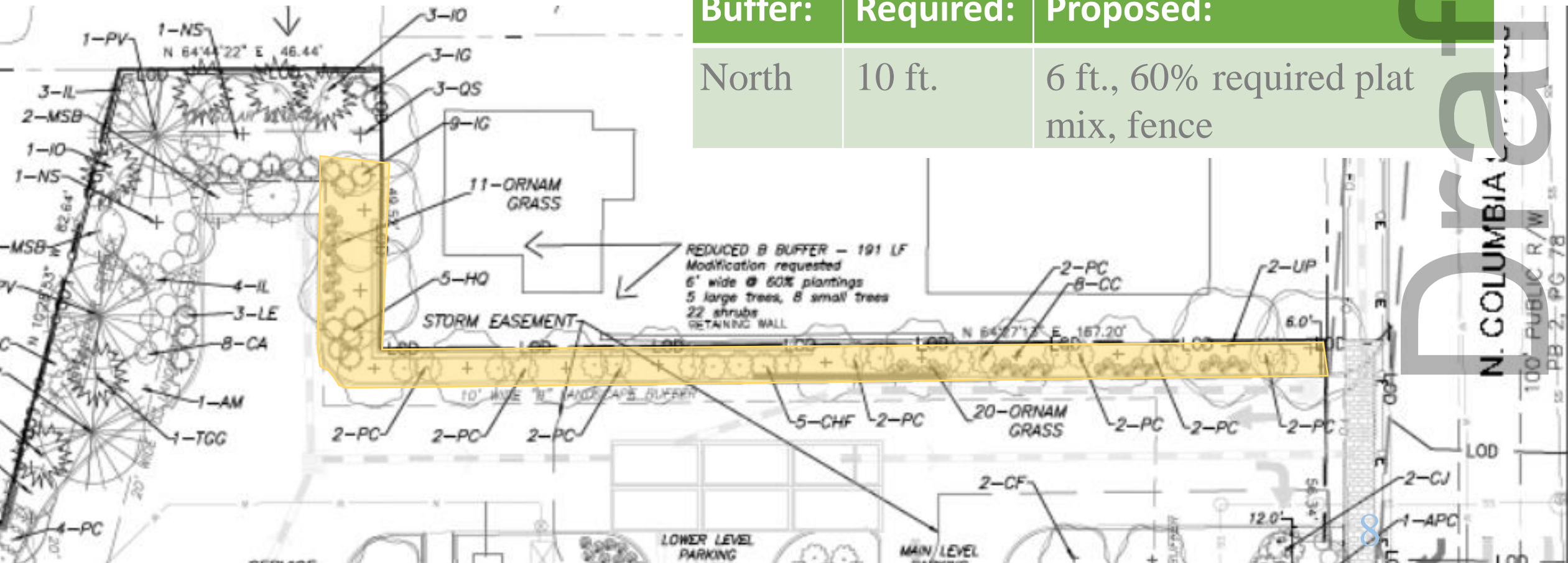
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# MODIFICATION TO REGULATIONS

## Section 5.6 Landscaping, Screening, & Buffering

Buffer:	Required:	Proposed:
North	10 ft.	6 ft., 60% required plant mix, fence





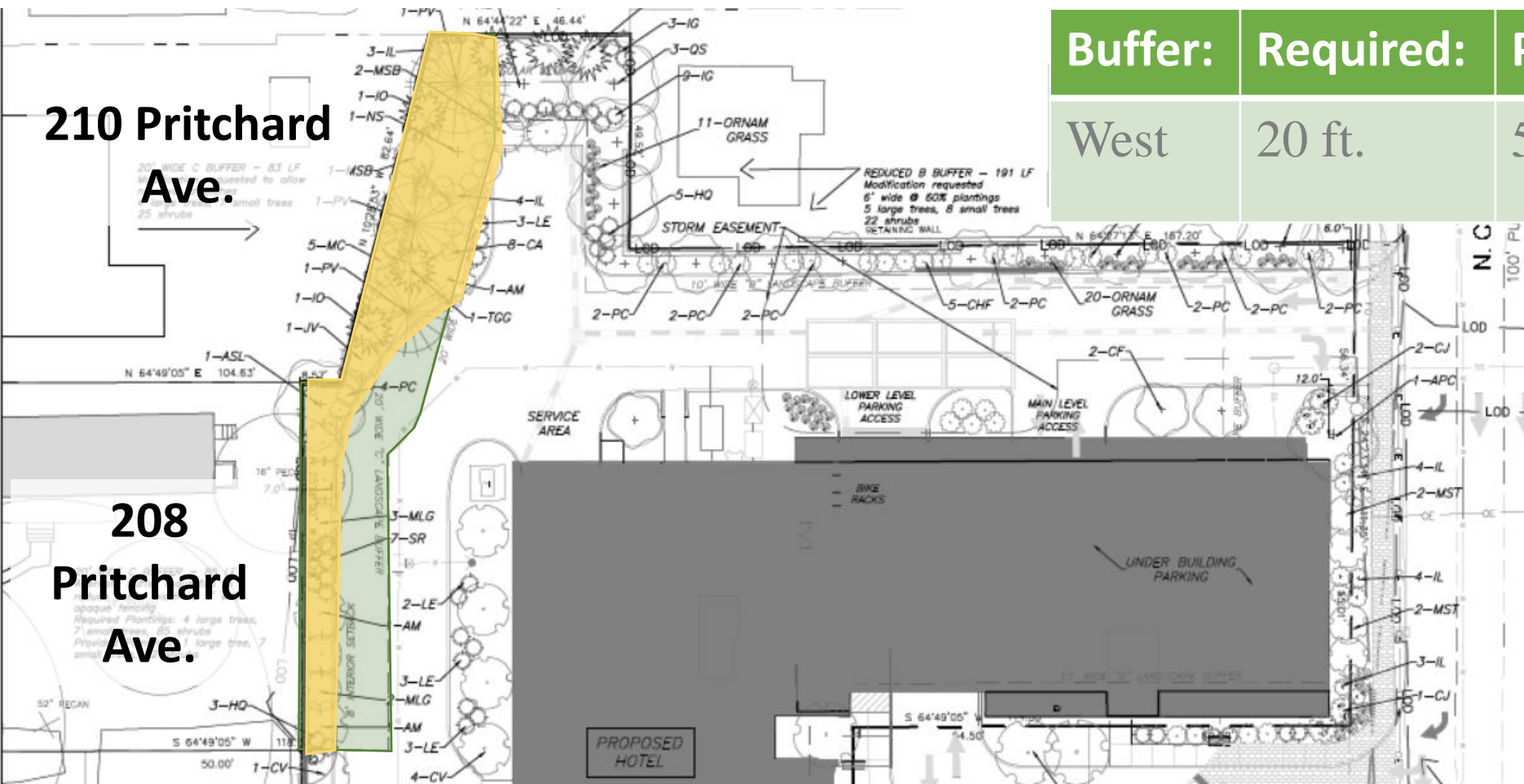


# MODIFICATION TO REGULATIONS

## Section 5.6 Landscaping, Screening, & Buffering

210 Pritchard Ave.

208 Pritchard Ave.



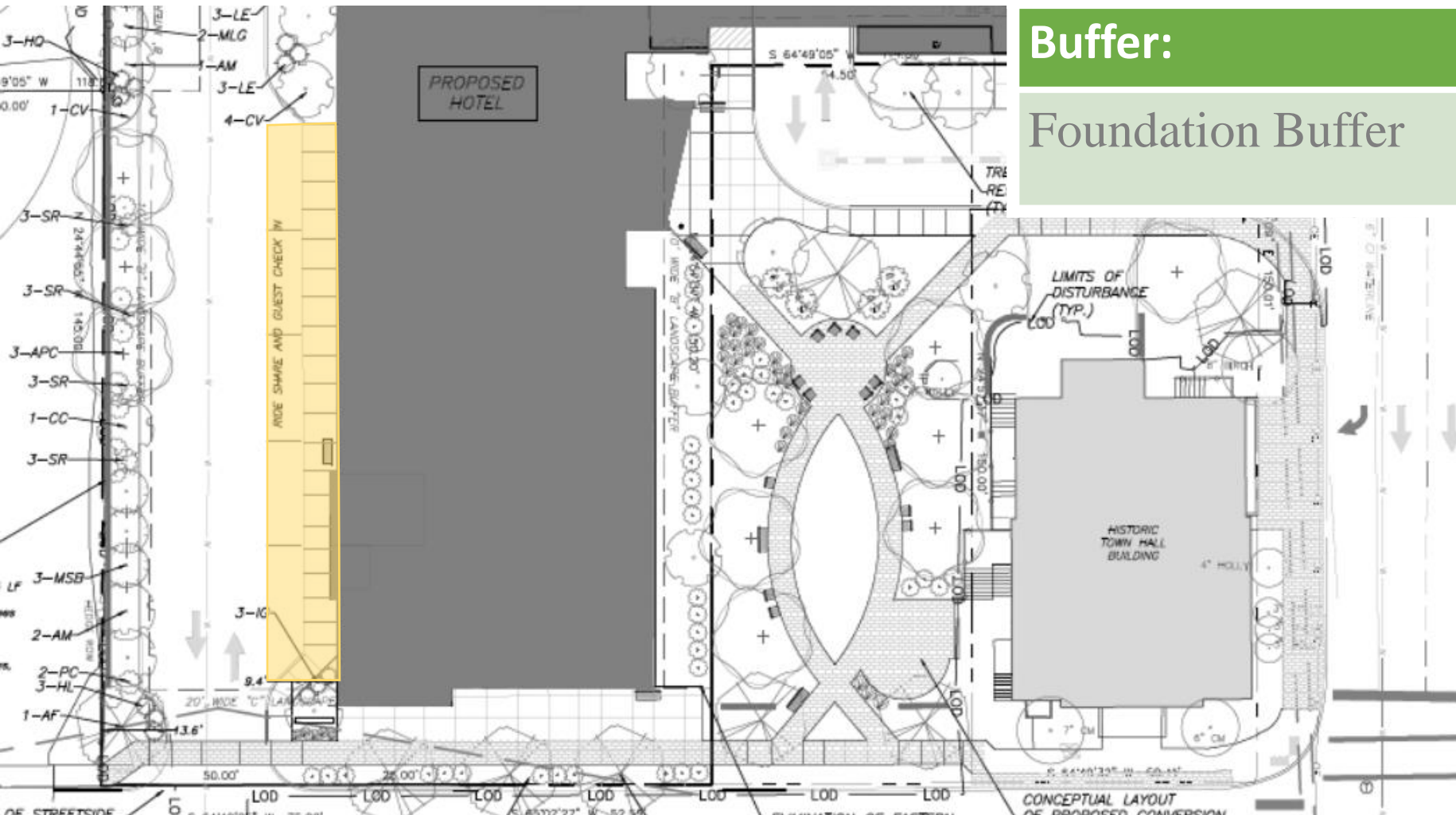
Buffer:	Required:	Proposed:
West	20 ft.	5-7 ft. Alternate Buffer

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# MODIFICATION TO REGULATIONS

## Section 5.9.6 Parking & Loading



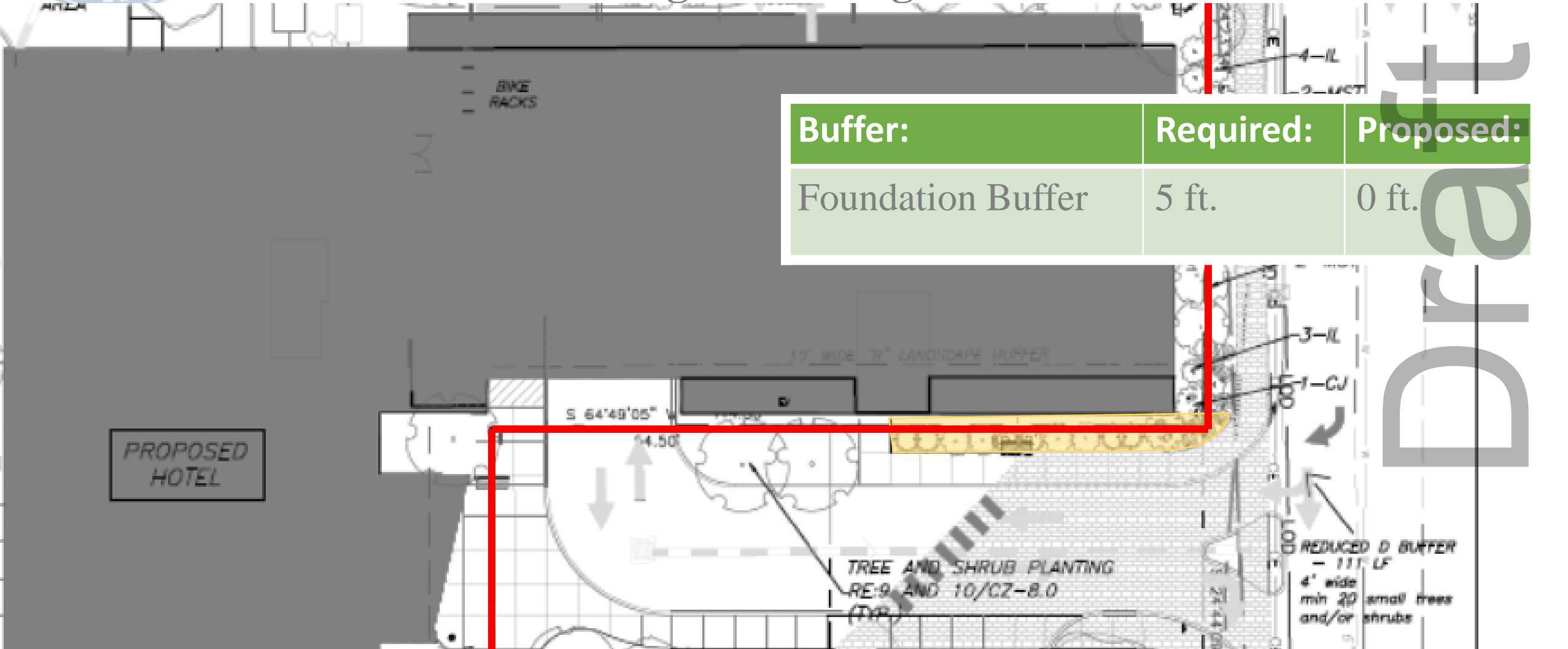
Buffer:	Required:	Proposed:
Foundation Buffer	5 ft.	0 ft.

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# MODIFICATION TO REGULATIONS

## Section 5.9.6 Parking & Loading

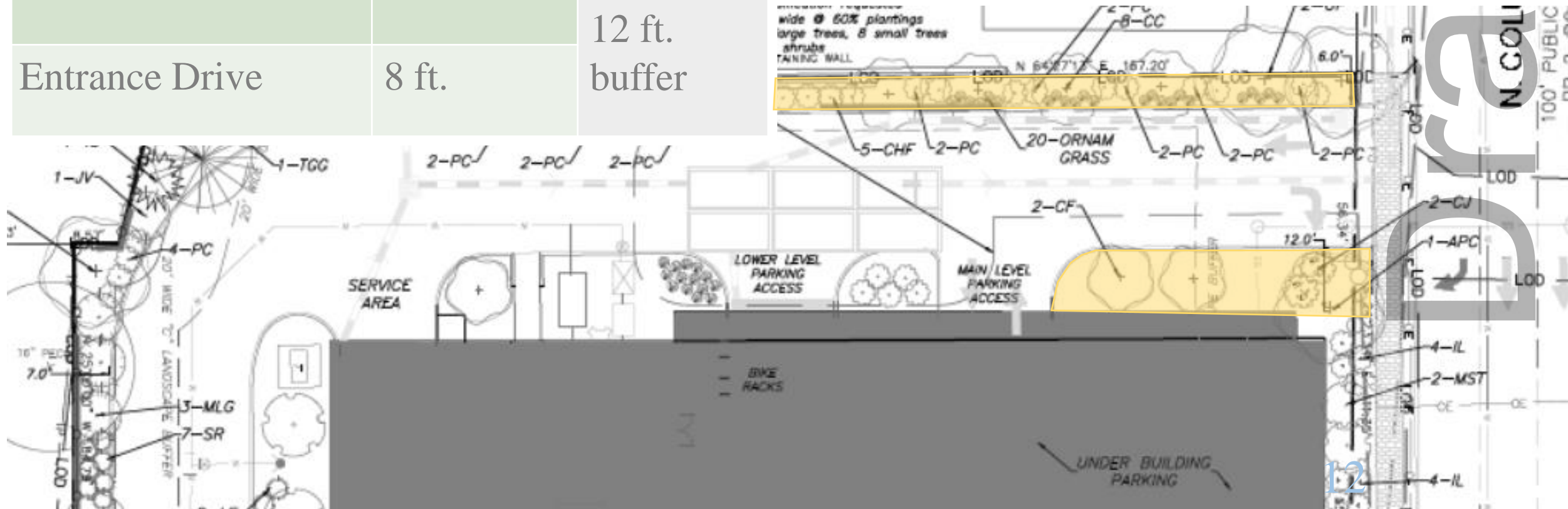




# MODIFICATION TO REGULATIONS

## Section 5.9.6 Parking & Loading

Buffer:	Required:	Proposed:
Foundation Buffer	5 ft.	Combined 12 ft.
Entrance Drive	8 ft.	buffer





# MODIFICATION TO REGULATIONS

## Appendix B, Section 1.4 Building Height (Northside)

Required Heights:	Proposed:
<ul style="list-style-type: none"><li>• 40 ft. primary building height, 30 ft. if adjacent to residential zones</li><li>• 50 ft. secondary building height</li></ul>	<ul style="list-style-type: none"><li>• 42 ft. and 53 ft. primary building height</li><li>• 65 ft. secondary building height</li></ul>

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# MODIFICATION TO REGULATIONS

## Parking & Loading

<b>Required Buffer:</b>	<b>Proposed:</b>
<ul style="list-style-type: none"><li>• 5-ft. foundation strip between the structure and any parking facilities</li><li>• 8-ft. buffer along entrance drives</li></ul>	<ul style="list-style-type: none"><li>• Combined and reduced 12- ft. buffer along W. Rosemary St.</li><li>• North drive from N. Columbia St.<ul style="list-style-type: none"><li>○ 6-ft. landscape strip with no plantings</li><li>○ 0-ft. landscape strip along the north elevation of the garage</li></ul></li></ul>



# ADVISORY BOARDS

Advisory Boards/Commissions	Recommendations
Environmental Stewardship Advisory Board	<ul style="list-style-type: none"><li>• Compliance with Climate Action &amp; Response Plan</li></ul>
Community Design Commission	<ul style="list-style-type: none"><li>• Approval Authority</li></ul>
Transportation and Connectivity Advisory Board	<ul style="list-style-type: none"><li>• Removal of left turn lane onto Columbia St.</li><li>• Bikeshare</li></ul>
Planning Commission	<ul style="list-style-type: none"><li>• Additional tree canopy</li><li>• Soften transition with Northside Neighborhood</li><li>• Community Benefit Agreement</li></ul>

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