



TOWN COUNCIL

CONDITIONAL ZONING
12.1.2021

150 E Rosemary Street





PROCESS



Draft



RECOMMENDATION

- Close the Legislative Hearing
- Consider adopting the Resolution of Consistency
- Consider enacting Ordinance A





PROJECT SUMMARY

- 1.5 acre site
- Conditional Zoning
- Currently TC-2
- Proposing TC-3-CZD
- Existing Wallace Deck
- Construct a 7-story lab and office building above 3 levels of underground parking





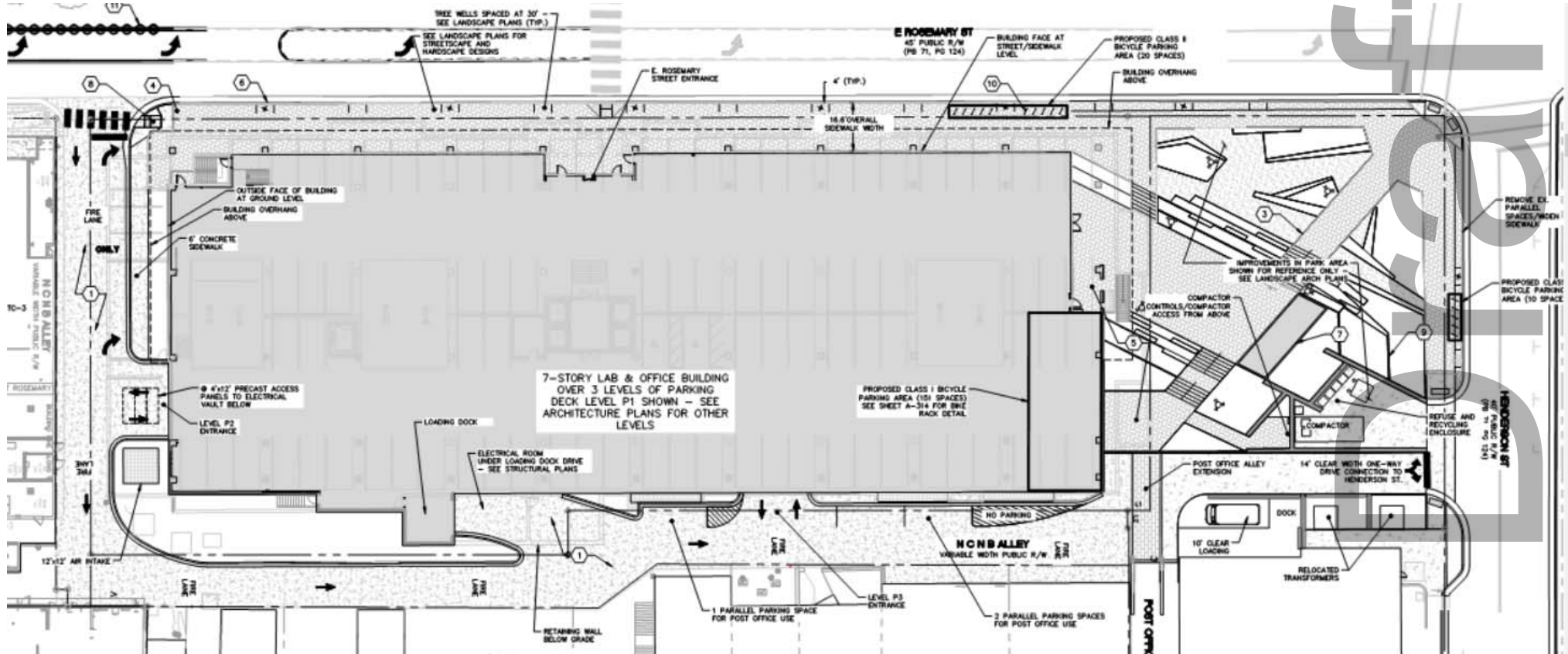
EXISTING CONDITIONS



5



SITE PLAN

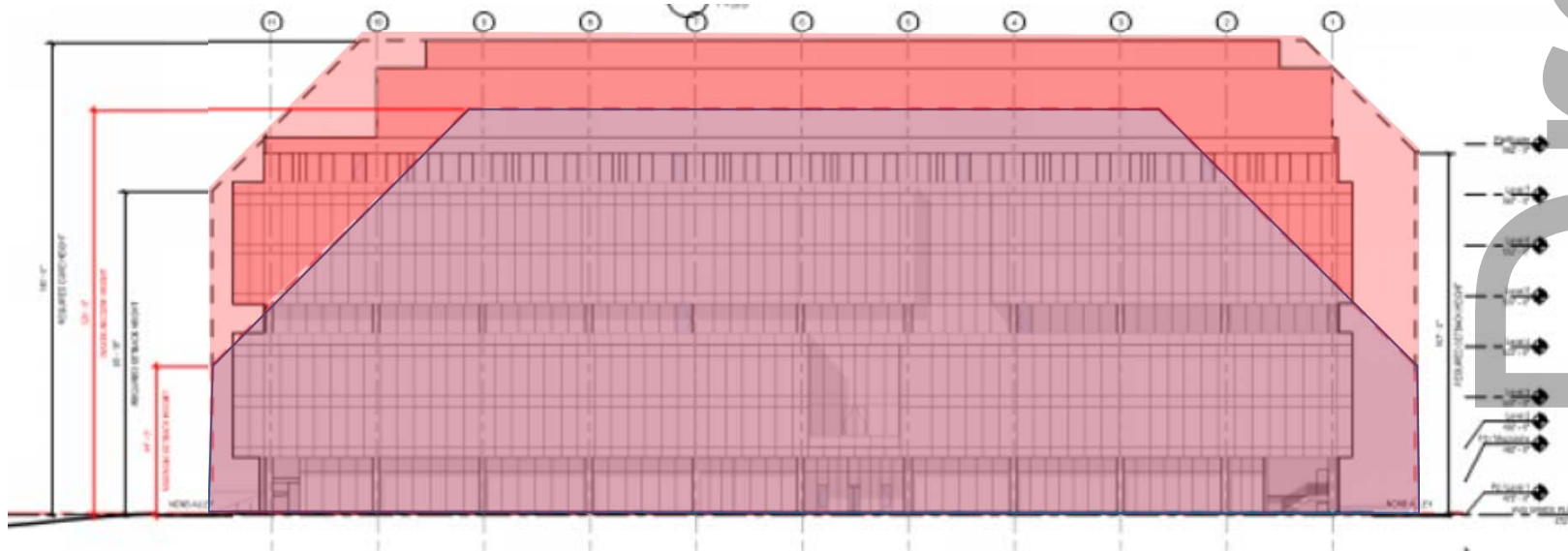




PROPOSED MODIFICATIONS

Requesting modification to regulations for:

- ❑ Maximum primary height from 44' to 112'
- ❑ Maximum secondary height from 120' to 140'





UPDATES SINCE NOVEMBER 17

- Biosafety Levels
- Loading Dock
- Mechanical Penthouse
- LEED Level
- EV Parking
- E-Bike Parking
- ADA Accessibility
- Solid Waste

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