



# TOWN COUNCIL

CONDITIONAL ZONING  
11.17.2021

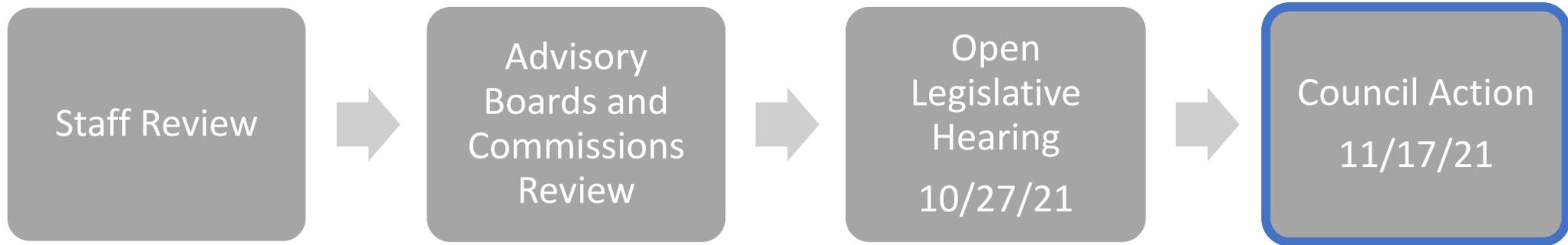
150 E Rosemary Street





# PROCESS

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# RECOMMENDATION

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





# PROJECT SUMMARY

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- ❑ 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



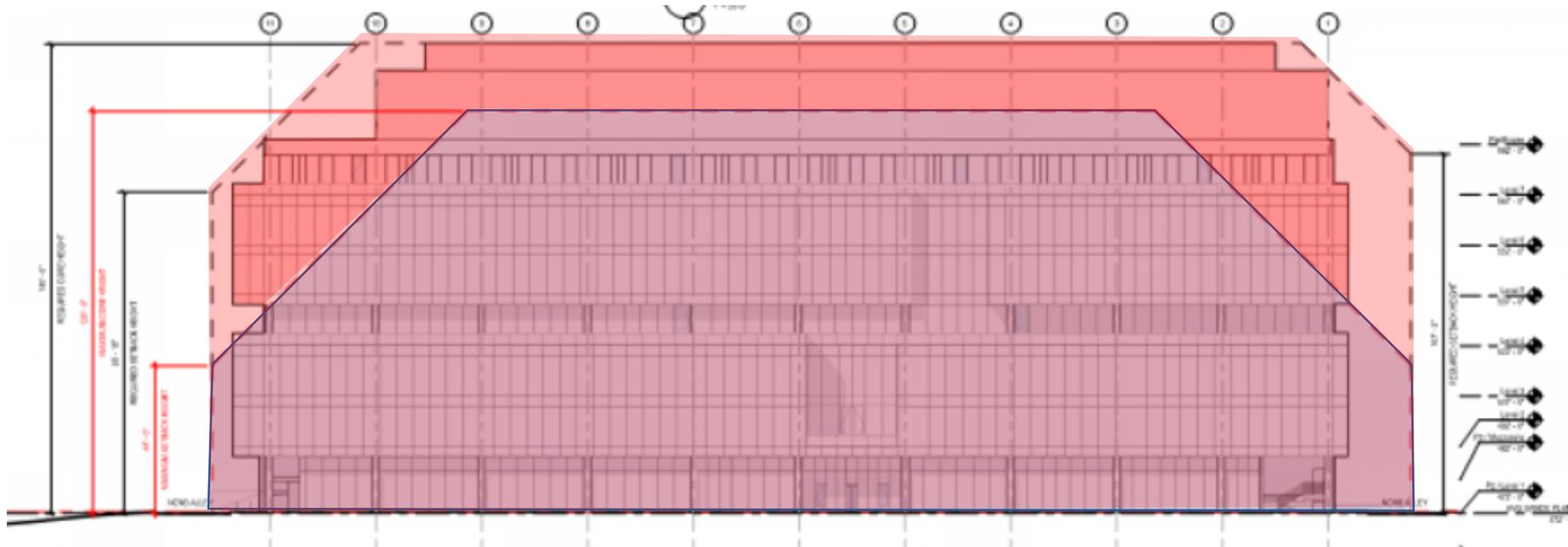




# PROPOSED MODIFICATIONS

Requesting modification to regulations for:

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





# UPDATES SINCE OCTOBER 27

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- Town Green - Developer has updated the Town Green design and provided information on ADA accessibility, public art, programming, and shade
- Refuse Collection – additional information provided
- Bicycle Parking- new e-bike parking locations have been added
- Lab Uses – additional information provided
- Height and Mechanical Penthouse – cross-sections and sound study have been provided



# RECOMMENDATION

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