



04.27.2022

TOWN COUNCIL

CONDITIONAL ZONING— 101 E ROSEMARY STREET





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
04/27/2022



Council Action
05/18/2022



RECOMMENDATION

- Open the Legislative Hearing
- Receive comments
- Continue the hearing to May 18, 2022





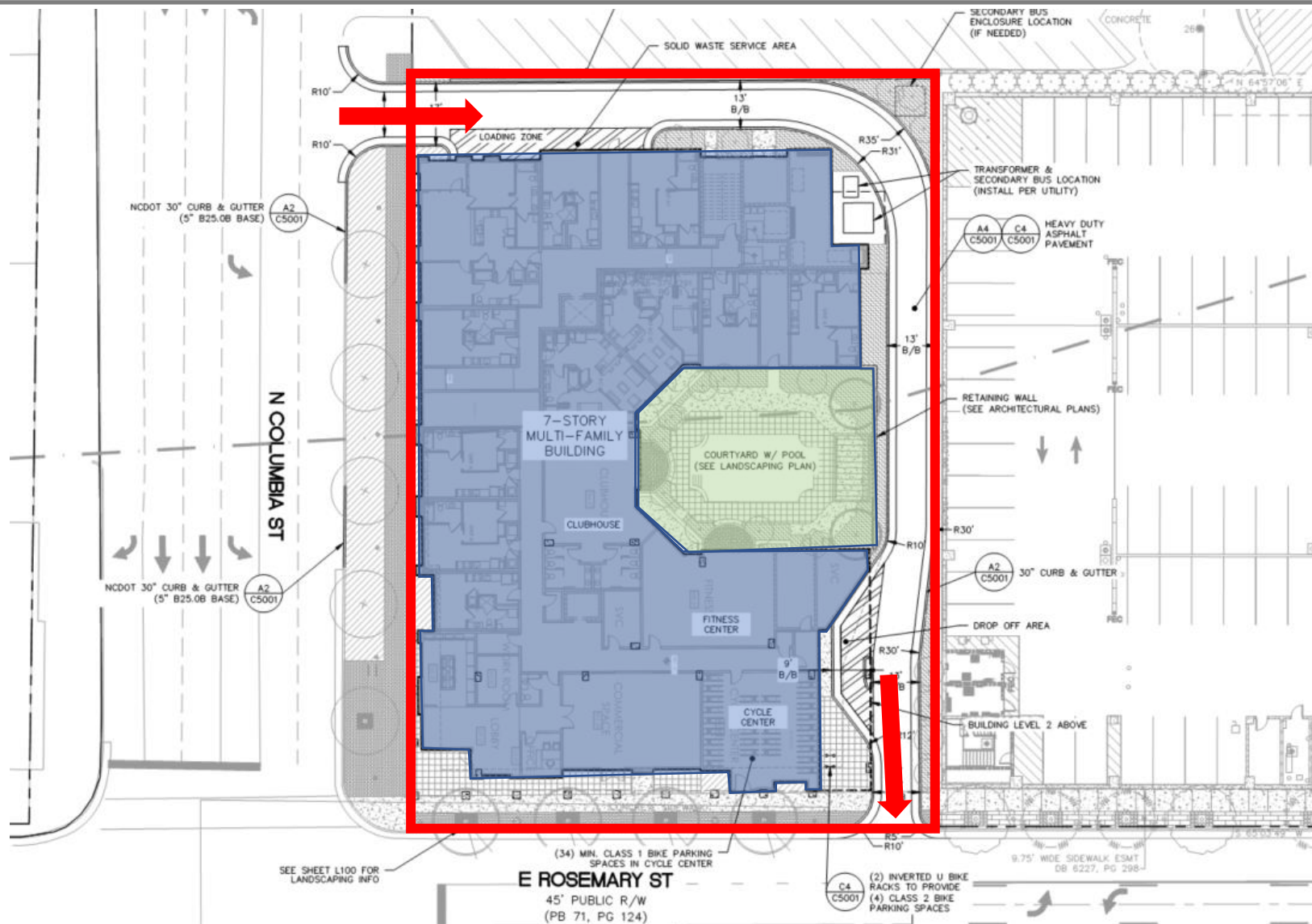
PROJECT SUMMARY

- 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

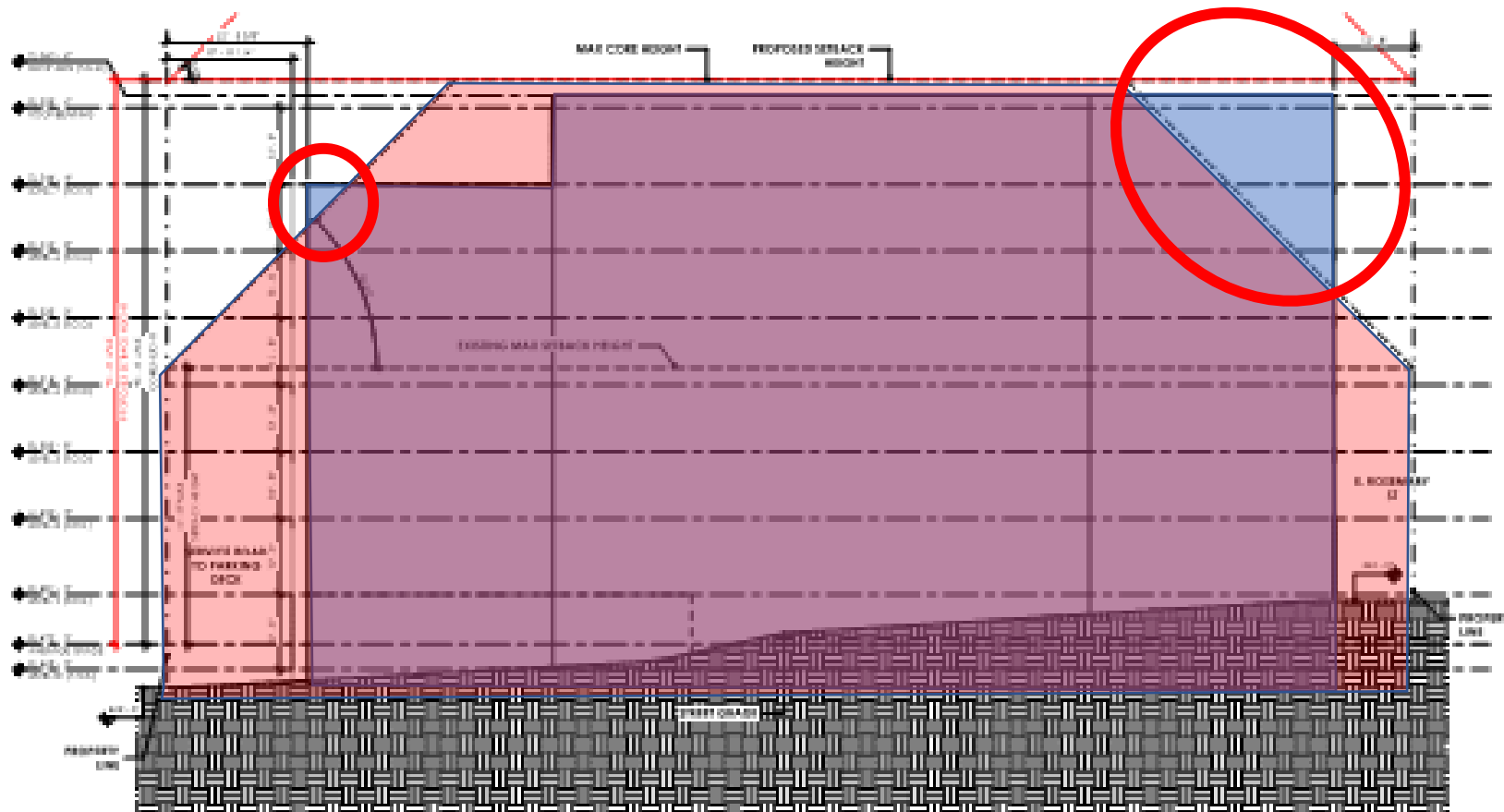




PROPOSED MODIFICATION

LUMO 3.8.2(g)(2): Dimensional Regulations

- Maximum primary height from 44' to 90' on all four elevations





ADVISORY BOARD RECOMMENDATIONS

Advisory Board/ Commission:	Recommendations:
Community Design Commission	<ul style="list-style-type: none">• CDC review and approve streetscape plans
Transportation and Connectivity Advisory Board	<ul style="list-style-type: none">• Appreciates the cycle center prominent location• Opposes additional parking payment-in-lieu
Housing Advisory Board	<ul style="list-style-type: none">• 30-year affordability period• Housing choice vouchers• 15% of units affordable
Environmental Stewardship Advisory Board	<ul style="list-style-type: none">• Rainwater capture and reuse• Greywater ready plumbing• Native and non-invasive plantings
Planning Commission	<ul style="list-style-type: none">• Sidewalks with 8' clear zone• Bicycle lanes on Rosemary Street• Parking be market-driven• Activate corner



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