



05.18.2022

TOWN COUNCIL

CONDITIONAL ZONING – 101 EAST ROSEMARY STREET





PROCESS

Staff Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
04/27/2022



Council Action
05/18/2022



RECOMMENDATION

Consider:

- Closing the Legislative Hearing
- Adopting Resolution of Consistency and Reasonableness
- Enacting Revised Ordinance A, approving the Conditional Zoning





UPDATES SINCE THE HEARING

- Affordable Housing
- Lease Restrictions
- Cycle Center
- Height
- Street Activation
- Parking Strategy Plan





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10% of units

- 13 units at 80% AMI
- 2 units at 30% AMI

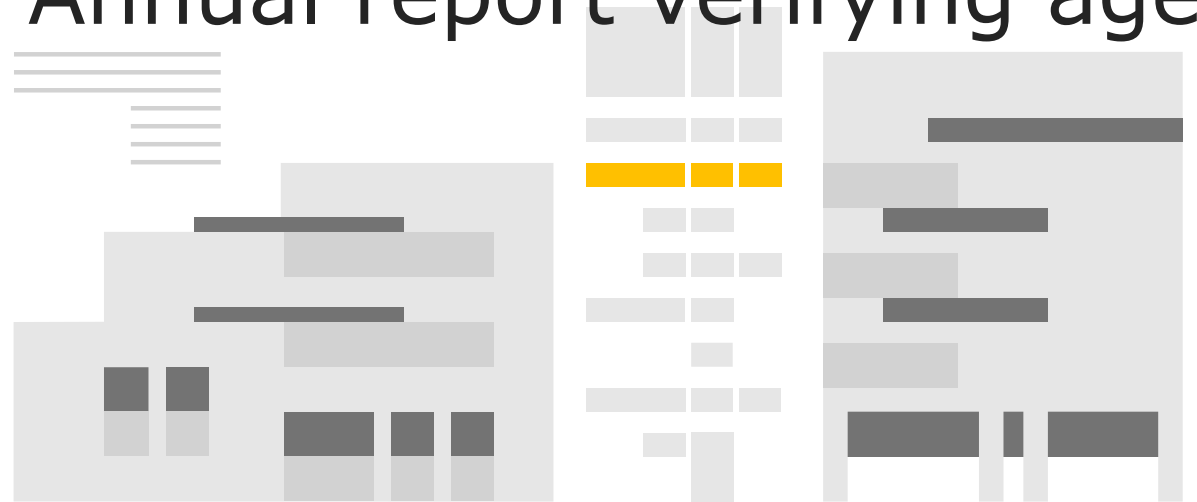
Affordability Period



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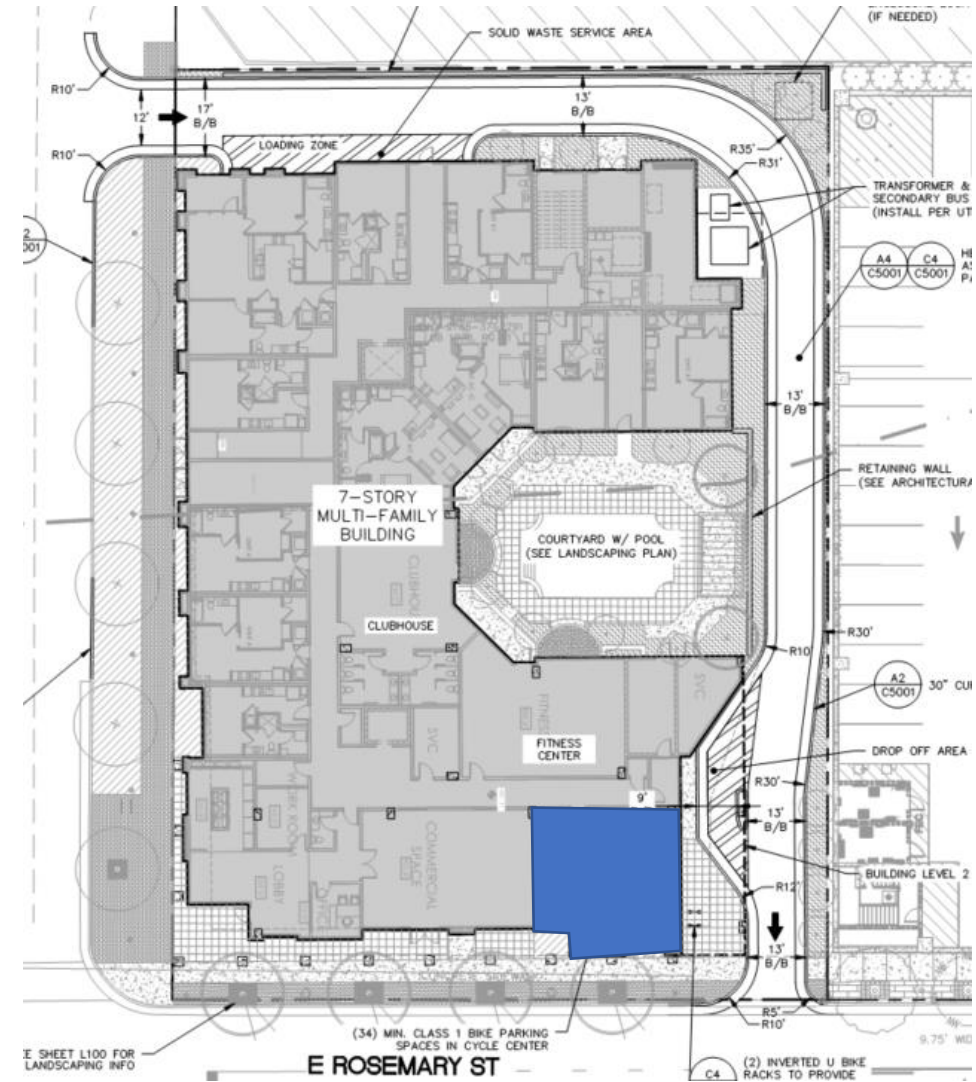
- 22 years of age;
- Lease holders reside unit
- Annual report verifying ages





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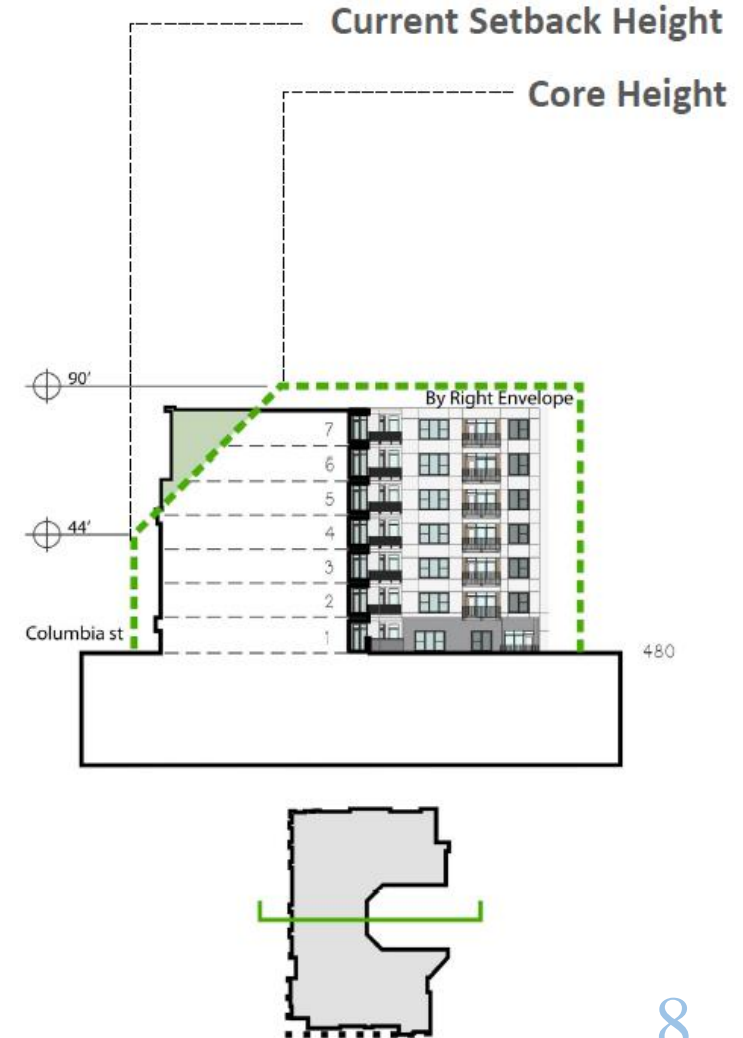
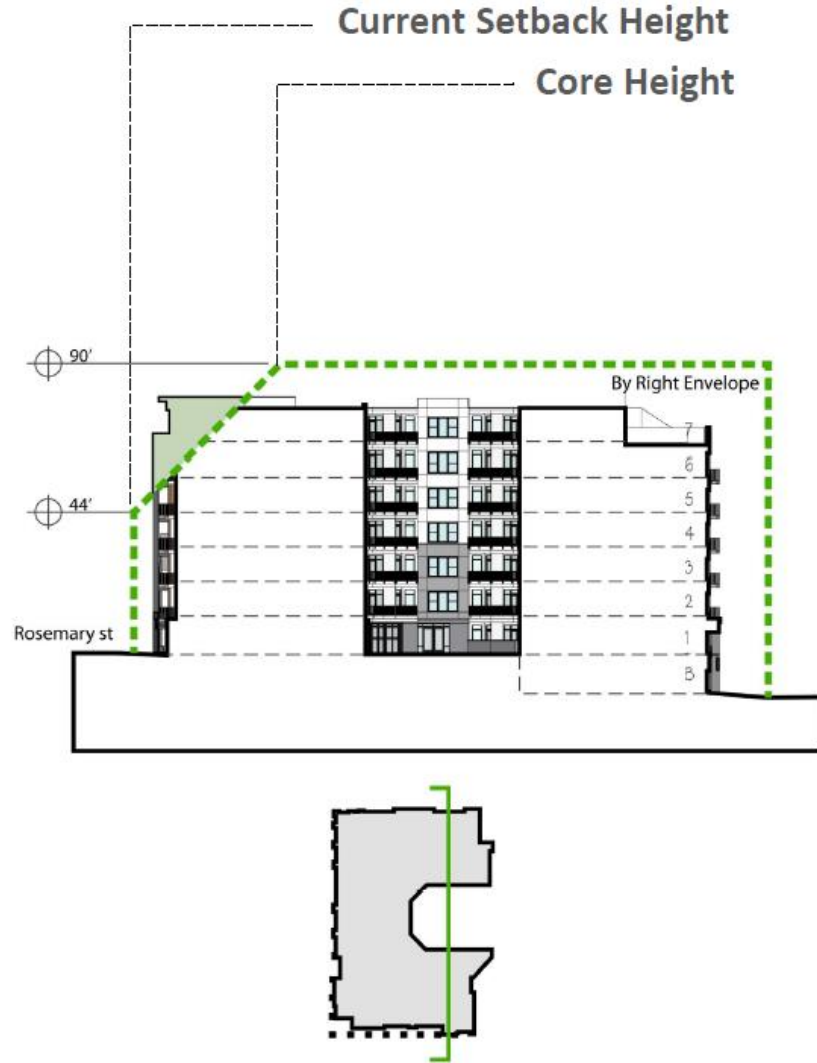
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- **Parking Strategy Plan**

Parking Strategy Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a parking strategy plan to be reviewed and approved by the Town Manager. The plan shall identify in detail how the parking needs will be addressed into the future.



PROJECT SUMMARY

- 0.64 acre site
- Currently TC-2
- Proposing TC-3-CZD
- Former PNC Bank and surface parking
- Construct seven-story multifamily building with 150 units
- No parking proposed





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