



05.18.2022

# TOWN COUNCIL

## CONDITIONAL ZONING– 101 E ROSEMARY STREET





# PROCESS

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Staff Review



Advisory  
Boards and  
Commissions  
Review



Open  
Legislative  
Hearing  
04/27/2022



Council Action  
05/18/2022

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# RECOMMENDATION

- Consider closing the Legislative Hearing
- Adopt Resolution of Consistency and Reasonableness
- Enact Revised Ordinance A, approving the conditional zoning





# UPDATES SINCE THE HEARING

To be added





# PROJECT SUMMARY

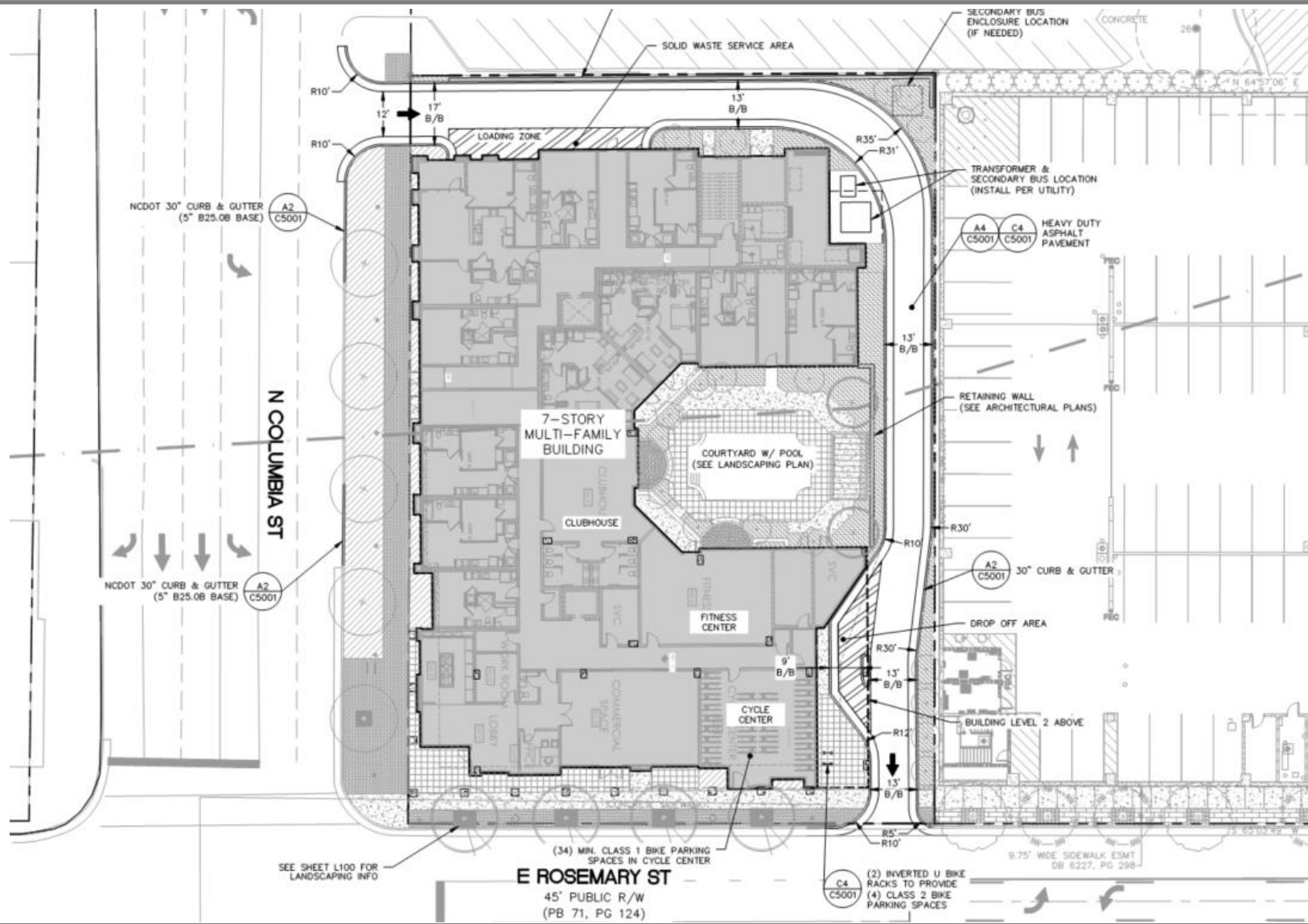
- 0.64 acre site
- Conditional Zoning
- Currently TC-2
- Proposing TC-3-CZD
- Former PNC Bank and surface parking
- Construct seven-story apartment building with 150 units
- No parking proposed



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# SITE PLAN



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# PROPOSED MODIFICATIONS

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Requesting modification to regulations for:

## **LUMO 3.8.2(g)(2): Dimensional Regulations**

- Allowed: **44 foot** setback height limit
- Proposed: **90 foot** setback height on all four elevations

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# RECOMMENDATION

- Close the Legislative Hearing
- Adopt Resolution of Consistency and Reasonableness
- Enact Revised Ordinance A, approving the conditional zoning

