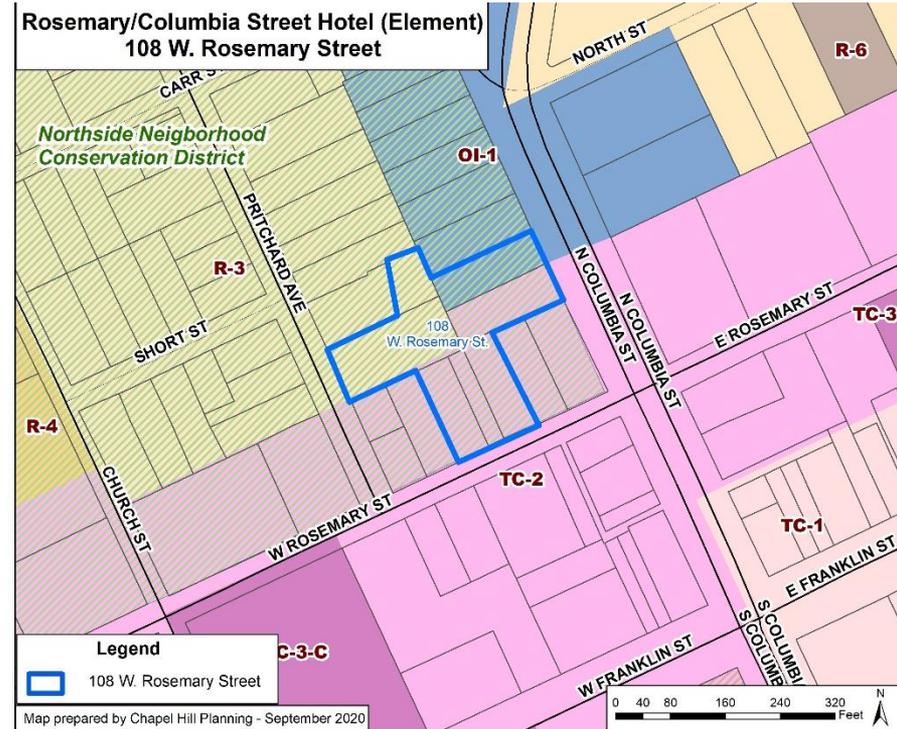




108 W. Rosemary Street Conditional Rezoning

Town Council
Public Hearing

June 23, 2021



- Open the Public Hearing
- Receive comments
- Close the public hearing and schedule action on September 22, 2021

108 W. Rosemary St. Road– Process

**Town
Evaluation
of
Application
According
to
Standards**



**Report
Presented to
Advisory
Boards and
Commissions**



***Open
Public Hearing:
Report and
Recommendatio
n Presented to
Town Council
June 23, 2021***



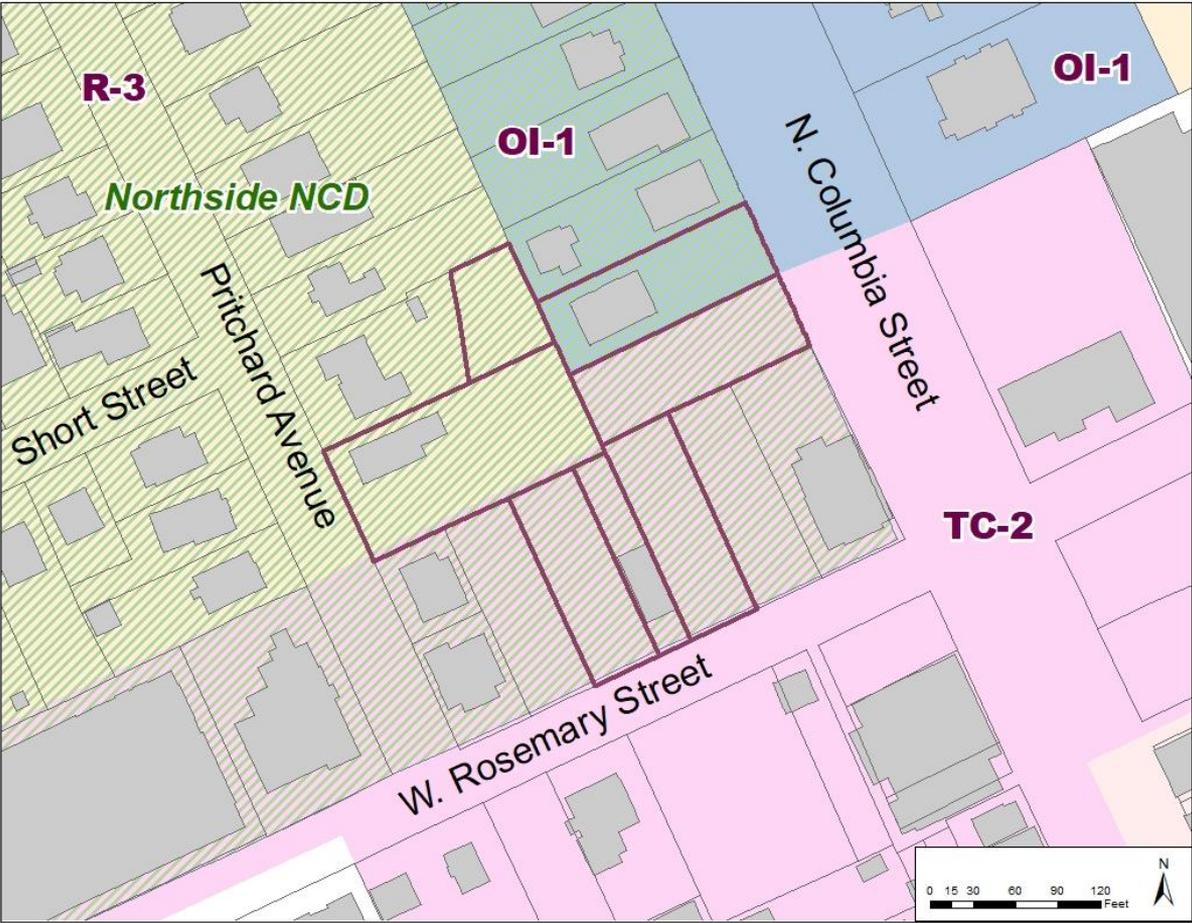
***Continue
Public
Hearing:
Close
Hearing,
Council
Action
Sept. 22, 2021***

108 W. Rosemary St. Rd – Project Summary

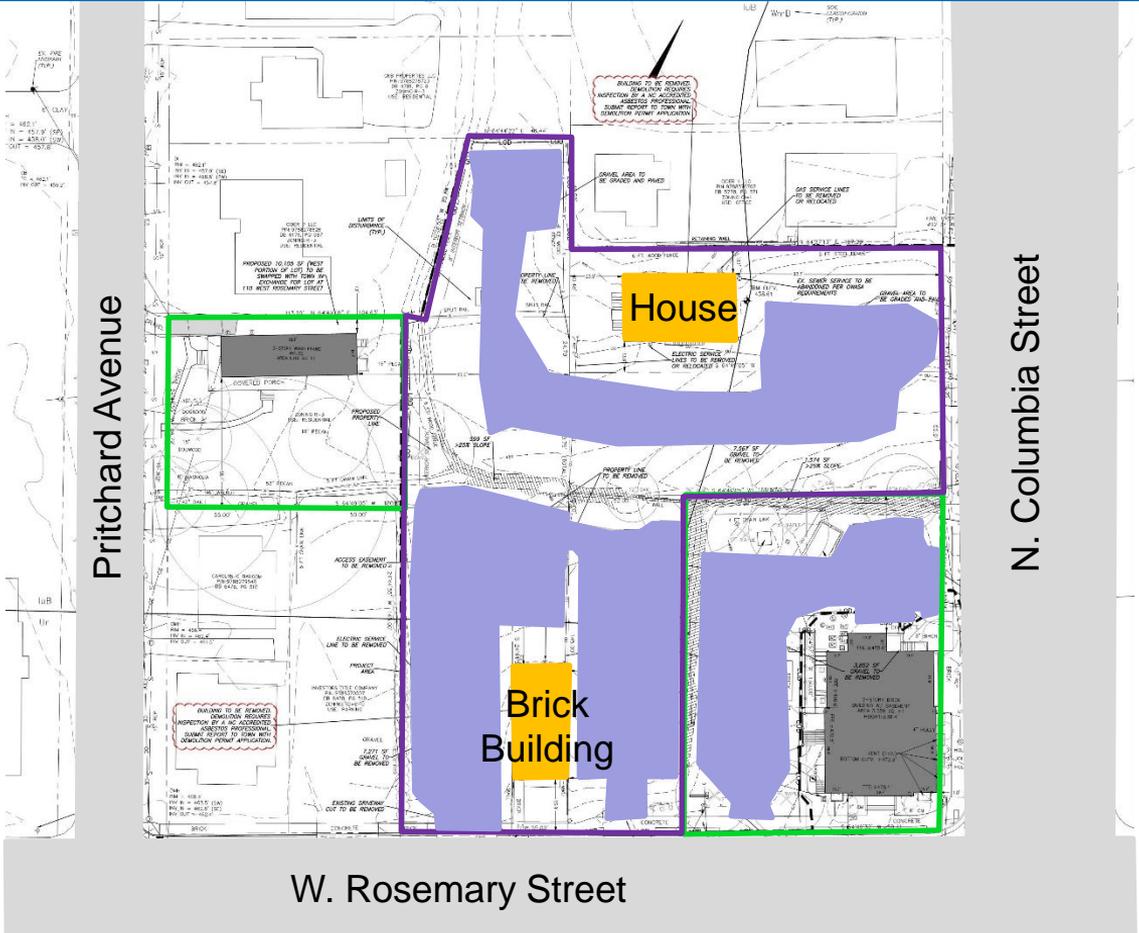
- 1.31 acre site
 - 48,111 sq. ft. hotel Lot
 - 8,887 sq. ft. park
- Conditional Zoning
 - Currently TC-2, OI-1, R-3
 - Proposing TC-2-CZD
- Demolish 4 surface parking lots, small brick building, and wood structure
- 125-140 room hotel + parking garage



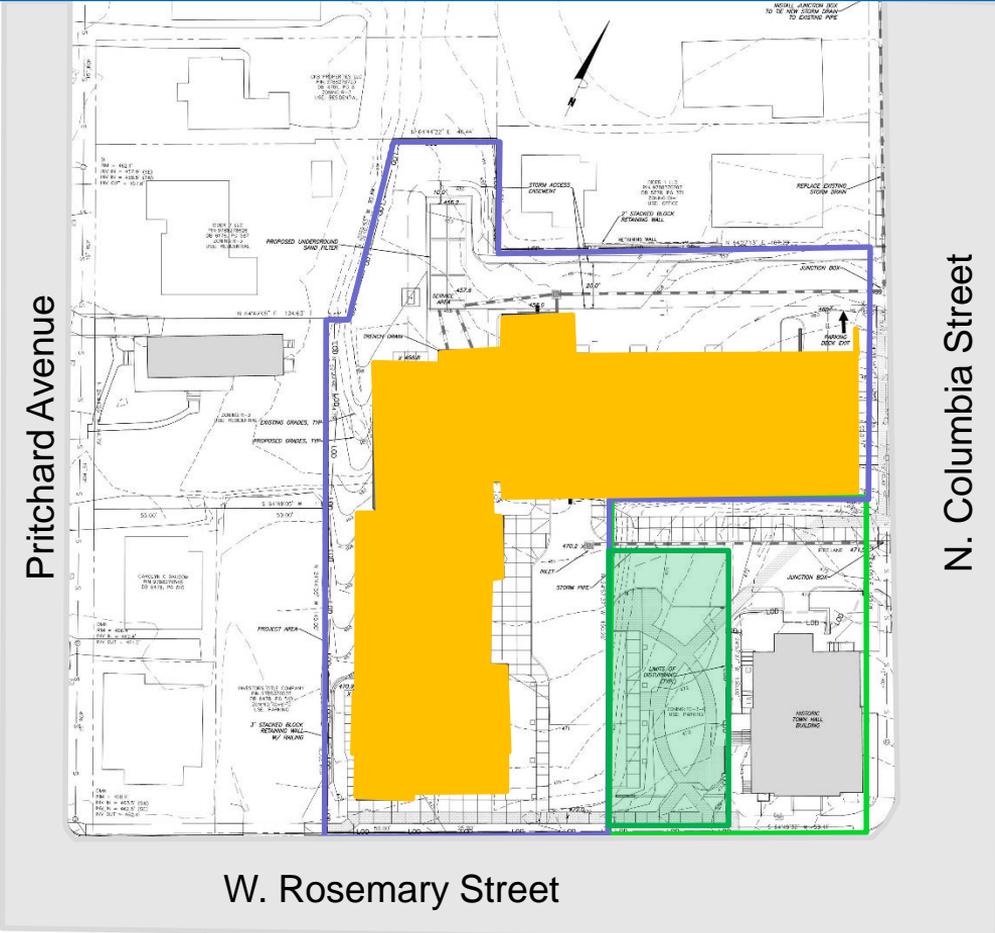
108 W. Rosemary St. Rd – Location



108 W. Rosemary St. Rd – Existing Conditions

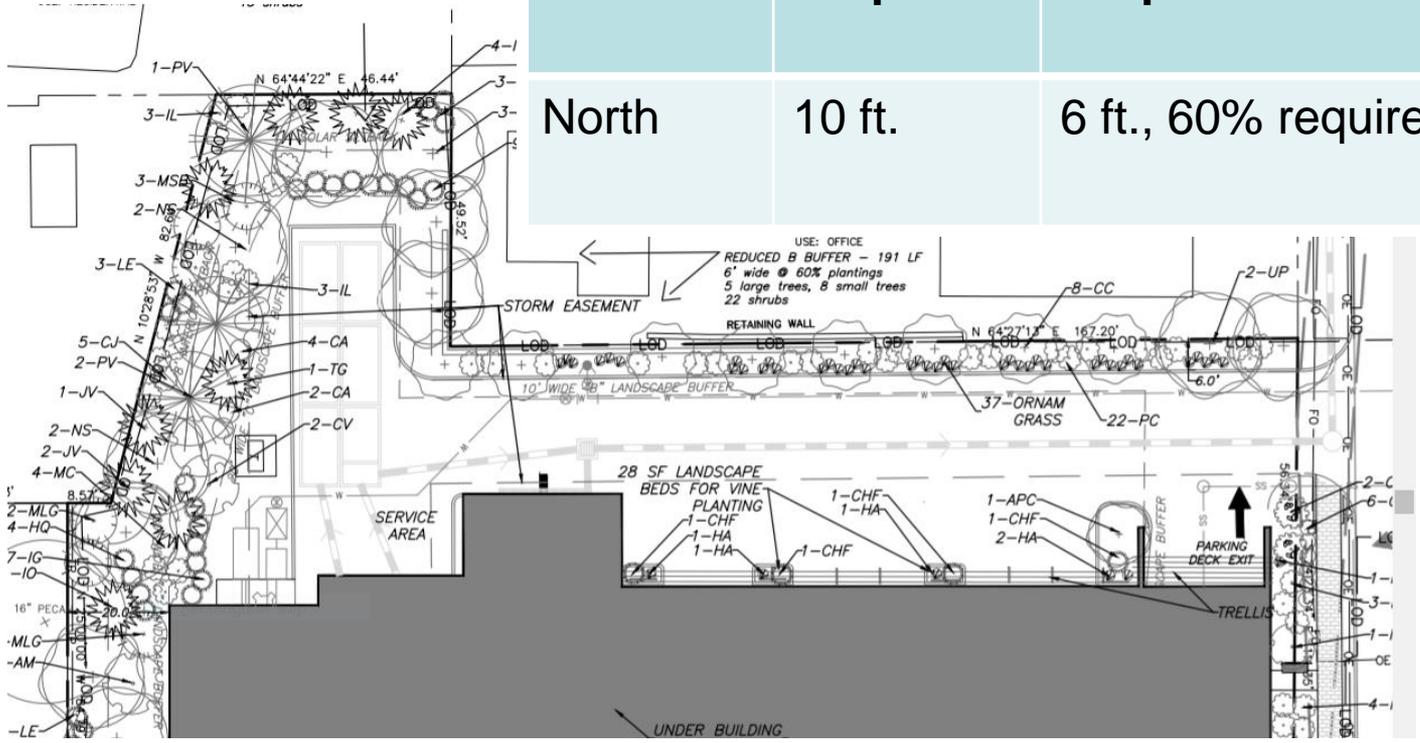


108 W. Rosemary St. Rd – Site Plan



1. Section 5.6 Landscaping, Screening, and Buffering

Buffer:	Required:	Proposed:
North	10 ft.	6 ft., 60% required plat mix, fence



2. Parking & Loading

Required Buffer:	Proposed:
<ul style="list-style-type: none">• 5 ft. foundation strip between the structure and any parking facilities• 8 ft. buffer along entrance drives	<ul style="list-style-type: none">• Combined and reduced 12 ft. buffer along W. Rosemary St.• North drive from N. Columbia St.<ul style="list-style-type: none">○ 6 ft. landscape strip with no plantings○ 0 ft. landscape strip along the north elevation of the garage

3. Building Heights

Required Heights:	Proposed:
<ul style="list-style-type: none">• 40 ft. primary building height, 30 ft. if adjacent to residential zones• 50 ft. secondary building height	<ul style="list-style-type: none">• 40 ft. primary building height• 65 ft. secondary building height

108 W. Rosemary St. Rd – Advisory Boards

Advisory Boards/Commissions	Recommendations
Environmental Stewardship Advisory Board	<ul style="list-style-type: none">• Compliance with Climate Action & Response Plan
Community Design Commission	<ul style="list-style-type: none">• Approval Authority
Transportation and Connectivity Board	<ul style="list-style-type: none">• Removal of left turn lane onto Columbia St.• Bikeshare
Planning Commission	<ul style="list-style-type: none">• Additional tree canopy• Soften transition with Northside Neighborhood• Community Benefit Agreement

- Open the Public Hearing
- Receive comments
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