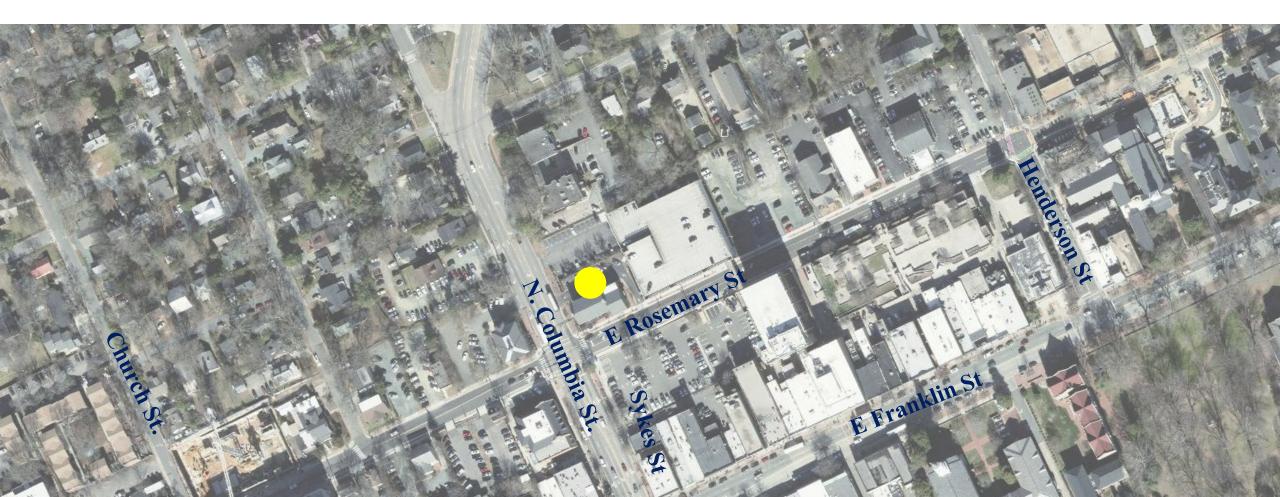


#### TOWN COUNCIL CONDITIONAL ZONING- 101 E ROSEMARY STREET





#### PROCESS

#### Staff Review

Advisory Boards and Commissions Review Legislative Hearing 04/27/2022 05/18/2022 6/15/2022 09/14/2022 03/08/2023

Council Action 04/19/2023



### RECOMMENDATION

- Receive comments; and
- Continue the Legislative Hearing to April 19, 2023





## UPDATES SINCE THE HEARING

- □ Street Activation
- □ Affordable
  - Housing/Commercial Space
- □ Tenant Age Restriction
- Building Height
- Parking Strategy Plan





# PROJECT SUMMARY

- $\Box$  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





### PROPOSED MODIFICATIONS

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



### RECOMMENDATION

- Receive comments; and
- Continue the Legislative Hearing to April 19, 2023

