

## 06-10-2020 Town Council Meeting Responses to Council Questions #2

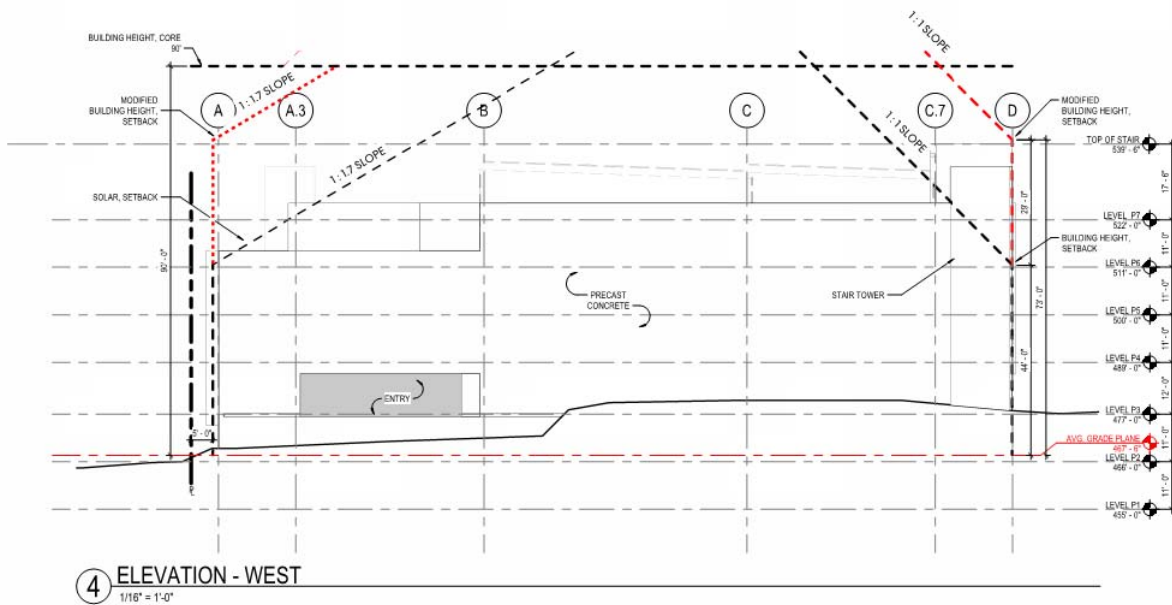
### **ITEM #12: Open the Public Hearing: Conditional Zoning at 125 East Rosemary Street Parking Garage from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning (TC-2-C)**

**Council Question:**

Why are we requesting a variance on primary height on all four sides? Presentations until now have been focused on a 4 story primary height on Rosemary, well short of the 74+ foot height that's being requested?

**Staff Response:**

Please see the attached elevation, which is looking at the parking deck from the west, with E Rosemary St being on the right side of the image. The red lines represent the modified building envelope. The building height along E Rosemary St is approximately 73'. Note that the deck will not appear to be quite this high in reality, based on the way building height is measured, and the additional height that is needed to accommodate the stair tower.



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### **Council Question:**

Just to confirm, but this proposed zoning change only pertains to 125 E. Rosemary Street (site of "CVS" deck), not to 136 E. Rosemary Street and 137 E. Franklin Street which are outlined in the presentation materials?

### **Staff Response:**

*Agenda Item #12, the Parking Garage at 125 E. Rosemary Street (CVS deck), is proposing a zoning change from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning (TC-2-CZ). The Conditional Zoning application provides an opportunity to add conditions associated with the proposed zoning change.*

*There is a separate item, Agenda Item #13 (136 E. Rosemary St & 137 E. Franklin Street) also on the agenda this evening. This application is requesting a general use rezoning for the property from Town Center-1 (TC-1) and Town Center-2 (TC-2) to Town Center-3 (TC-3). This project is commonly referred to as the CVS building and the proposed zoning change will allow the applicant to add approximately 1,000 sq. ft. of floor area to the building as well as façade improvements.*