



TOWN COUNCIL

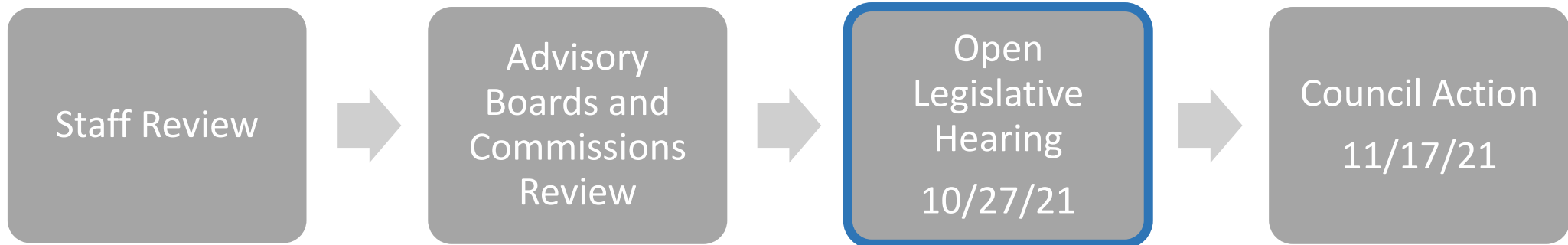
CONDITIONAL ZONING
10.27.2021

150 E Rosemary Street





PROCESS





RECOMMENDATION

- Open the Legislative Hearing
- Receive comments
- Continue the hearing to November 17, 2021





PROJECT SUMMARY

- 1.5 acre site
- Conditional Zoning
- Currently TC-2
- Proposing TC-3-CZD
- Existing Wallace Deck
- Construct a 7-story lab and office building above 3 levels of underground parking
- Revised TIA submitted





EXISTING CONDITIONS

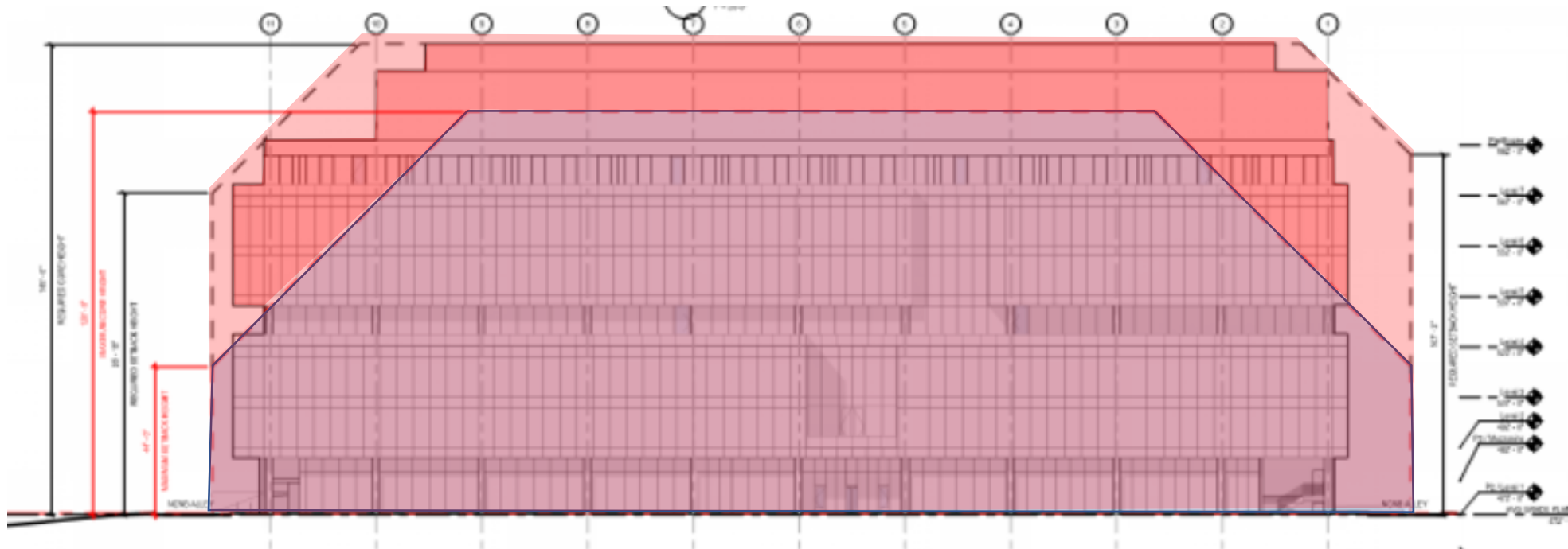




PROPOSED MODIFICATIONS

Requesting modification to regulations for:

- ❑ Maximum primary height from 44' to 112'
- ❑ Maximum secondary height from 120' to 140'





ADVISORY BOARDS

Advisory Board/Commission	Recommendation
Planning Commission	Approval with conditions
Community Design Commission	Approval with conditions
Environmental Stewardship Advisory Board	Approval with conditions
Transportation and Connectivity Advisory Board	Approval with conditions
Historic District Commission	Approval with conditions



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