

DEVELOPMENT STANDARDS

09/12/2025

Petitioner: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

Owner: LHG ARROWOOD INC

Rezoning Petition No. RZP-2025-090

Site Development Data:

- Acreage: 3.390 AC
- Tax Parcel: 20303136
- Existing Zoning: B-D(CD)
- Proposed Zoning: IMU(CD)
- Existing Use: Hotel/motel < 7 Floors
- Proposed Use: Residential – Multifamily
- Maximum Development: 117 Units
- Building Height: Will remain unchanged
- Parking: Will meet UDO standards

I. Intent:

- a. Rezoning is intended to accommodate the conversion of an hotel into a residential community offering long term housing.

II. Permitted Uses & Maximum Development:

- a. This rezoning proposes utilizing the existing building and associated parking and other site infrastructure with the existing building to remain.
- b. The site currently functions as a hotel with one hundred and seventeen (117) hotel rooms and may be redeveloped with up to one hundred and seventeen (117) multi-family residential units within the existing building. Once a new certificate of occupancy is issued, the units must fully function as a residential use for the building.

III. Design Guidelines:

- a. The existing building shall remain but will undergo a change of use or other minor modifications including renovations to interior units, community amenities, and exterior façade changes. No changes to the building façade shall increase the degree of nonconformity (if any).
- b. No new primary building(s) shall be constructed on the Site (this explicitly excludes secondary and accessory buildings from this prohibition), except if portions of or all of the primary building is destroyed or damaged by fire, flood, wind, or other Acts of God, the building(s) may be repaired or restored to its original dimensions and conditions.

IV. Solid Waste

a. The property will comply with all UDO requirements for Loading Spaces & Solid Waste and Recycling Service Areas including but no limited to the provisions of Article 21 found in 21.1, 21.2, 21.3, and 21.4.

V. Anti-Displacement Efforts.

a. Petitioner has contracted to purchase the property without any occupants. Owner has confirmed that there are no long term residents that will be subject to displacement.