

Applicant: Evergreen Walk, LLC
Date: August 23, 2021

Amend Section 4.2.15(A)(2)(e) of the South Windsor Zoning Regulations to read:

e. The size of a multifamily residential use which is under construction at any one time may be limited by the Commission during the approval process by requiring phasing of construction and/or a reduction in the number of residential units to be built in any phase to an amount not to exceed 110 residential units per phase or development area as showing in the General Plan of Development. The total number of residential units in the Buckland Road Gateway Development Zone shall not exceed ~~200~~ **365** units.

Amend Section 4.2.15(A)(2)(c) of the South Windsor Zoning Regulations to read:

c. The floor area of the aggregate of all residential units in the proposed development area shall be limited to a maximum ratio of 2:1 to the commercial floor area shown on ~~the submitted Development Area Plan~~ **a General Plan of Development that shall be submitted contemporaneously with an application for special exception for multi-family use as provided here. Such commercial area shall be new to the submitted General Plan of Development or shall have been shown on a General Plan of Development for the Site and constructed within the previous 12 months**. Facilities for the sole purpose of support of a multifamily residential use, such as club house, meeting rooms, offices, garage space, etc., shall not be counted as either residential or non-residential floor area in determining compliance with the ratio.