

Applicant: Evergreen Walk, LLC
Unit 7C – Evergreen Walk
Text Amendment Application
Date: January 24, 2022

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 consideration 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. **(i) The floor area of the aggregate of all residential units in the proposed development area shall be limited to: (a) a maximum ratio of 2:1 to the commercial area shown on the submitted Development Area Plan a General Plan of Development submitted contemporaneously with an application for special exception for multi-family use as provided herein, which commercial area shall be new to the submitted General Plan of Development; or (b) a maximum ratio of 1:1 to the commercial area when the commercial area is shown on a General Plan of Development approved on or after June 1, 2020 and prior to April 30, 2022; the proposed residential component provides for a minimum of 10% of the housing units as "affordable" for individuals or families at the 80% median income level where there is a deed restriction for such component for a 40 year timeframe; and the General Plan of Development is limited to real properties located on the westerly side of Buckland Road; and (ii) when calculating the maximum ratio as provided hereinabove,** 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.