

240 DEMING STREET

Proposed Zone Change for
Portions of 240 Deming Street and 440 Buckland Road



August 15, 2023

South Windsor Planning & Zoning

METRO REALTY

TRAFFIC

- Traffic counts taken in June of 2023
- No abnormal pattern of traffic accidents
- No safety concerns cited by Town Engineer, Town Police Department
 - Town Engineer concurred with the results of the Traffic Study – no noticeable impact from proposed development
- Notwithstanding, if there is a perception that traffic is a problem, the proposed development is a solution

PUBLIC SCHOOL ENROLLMENT



Recent Housing Developments

Enrollment from Recently Completed and Under Construction Housing Developments: October 2022

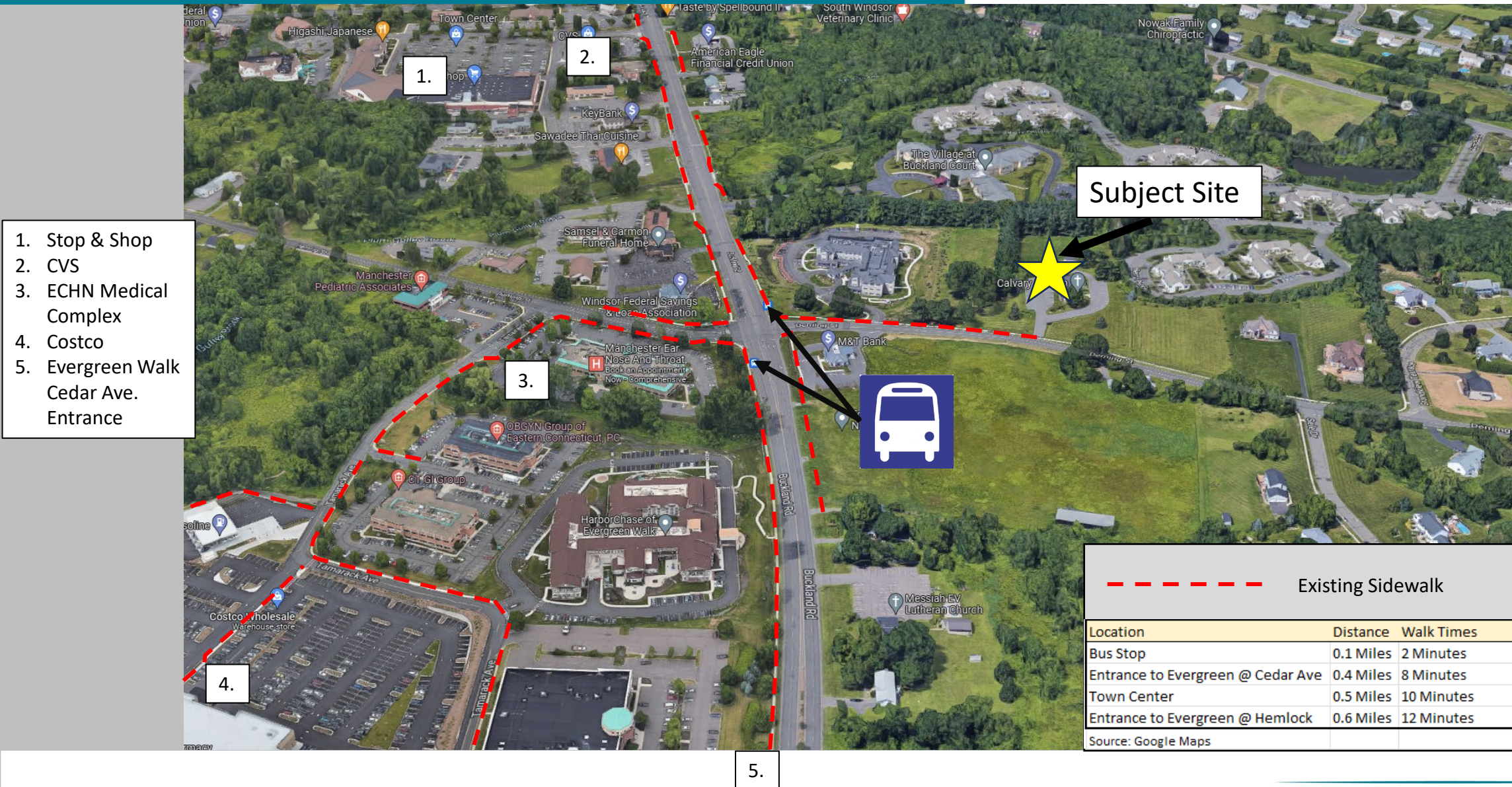
New Development Name	Status	Type	Occupied Units ¹	Total K-5 Enrollment	Total K-12 Enrollment	K-5 Student per Unit	K-12 Students per Unit
Clark Estates	Complete	Single-family	18	7	21	0.39	1.17
Clark Estates II	Complete	Single-family	22	14	27	0.64	1.23
Evergreen Walk	Complete	Apartments	200	18	25	0.09	0.13
Residences at Oakland Road	Complete	Apartments	78	7	11	0.09	0.14
Estates at South Windsor	Complete	Single-family	44	25	51	0.57	1.16
South Windsor Woods	Complete	Condominiums	155	80	112	0.52	0.72
Chestnut Ridge	Under Construction	Single-family	7	4	4	0.57	0.57
All New Developments			524	155	251	0.30	0.48

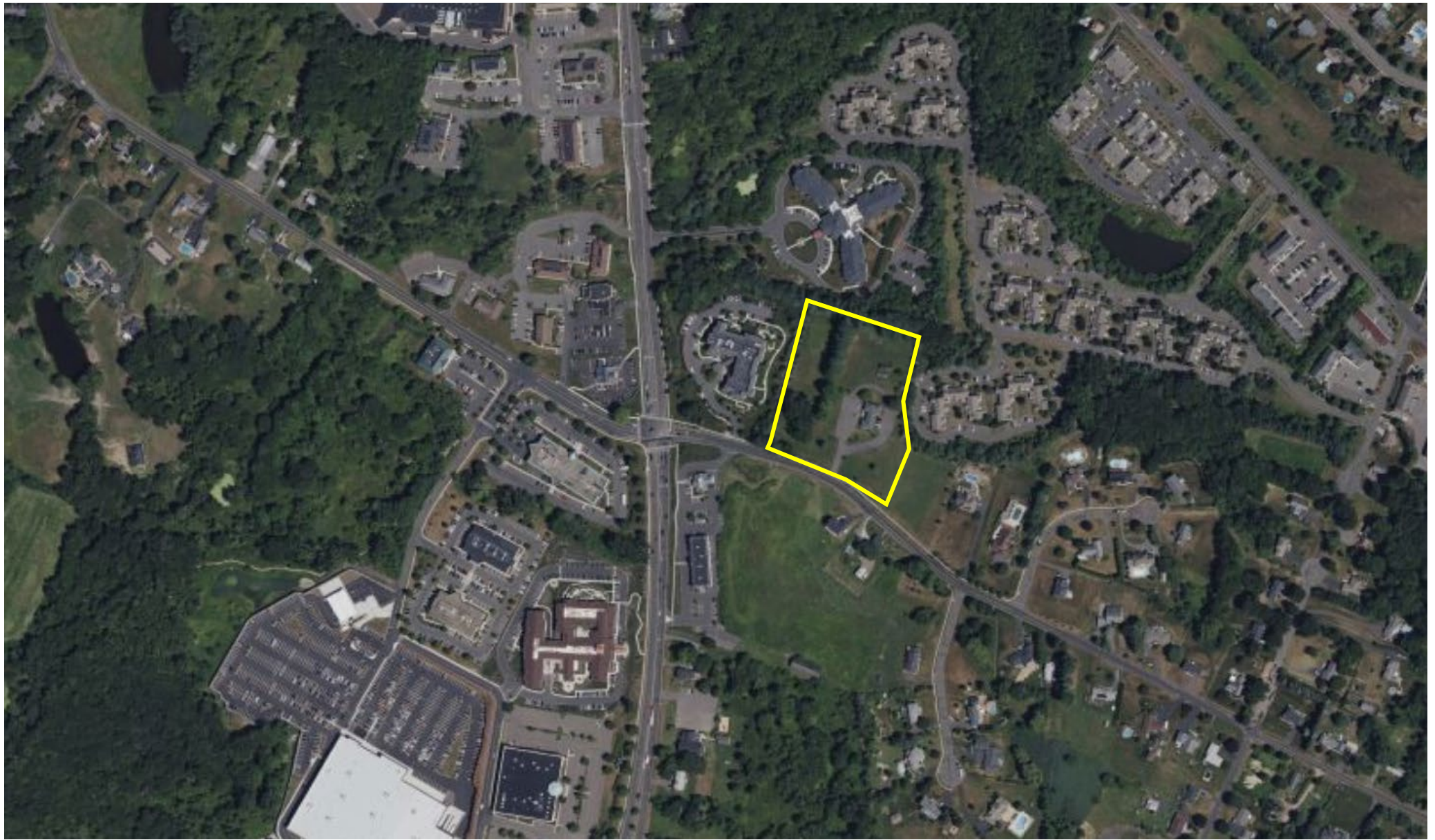
1. Occupancy data provided by the South Windsor Planning Department as of September 2022

Mavlene Pooler
8-10 students

240 DEMING STREET

Walkability and Pedestrian Access

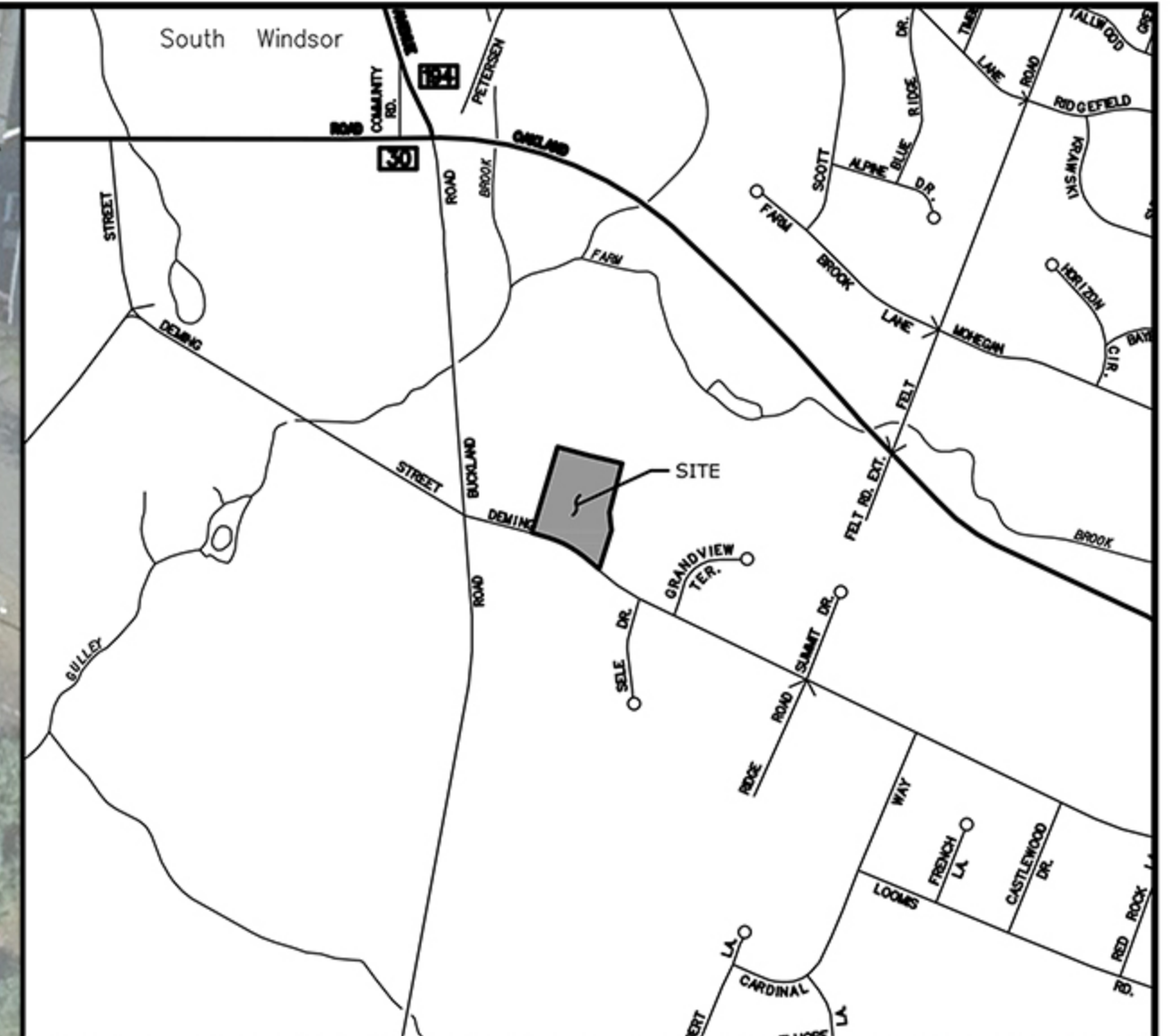




	REQUIREMENT	REQ'D/PERMITTED	PROVIDED
MINIMUM	TOTAL LOT AREA (S.F., AC.)	174240 (4 AC.)	275,515 (6.324 AC.)*
	FRONT YARD (FT.)	50	65
	SIDE YARD (FT.)	25	25 / 50
	REAR YARD (FT.)	25	25
MAXIMUM	BUILDING HEIGHT (FT.)	35	
	BUILDING COVERAGE (%)	25	11
	IMPERVIOUS COVERAGE (%)	60	30

REQUIRED PARKING TABLE

REQUIREMENT	REQ'D/PERMITTED	PROPOSED
TOTAL SPACES	83 SPACES	86 SPACES
HANDICAP SPACES	4 SPACES	6 SPACES



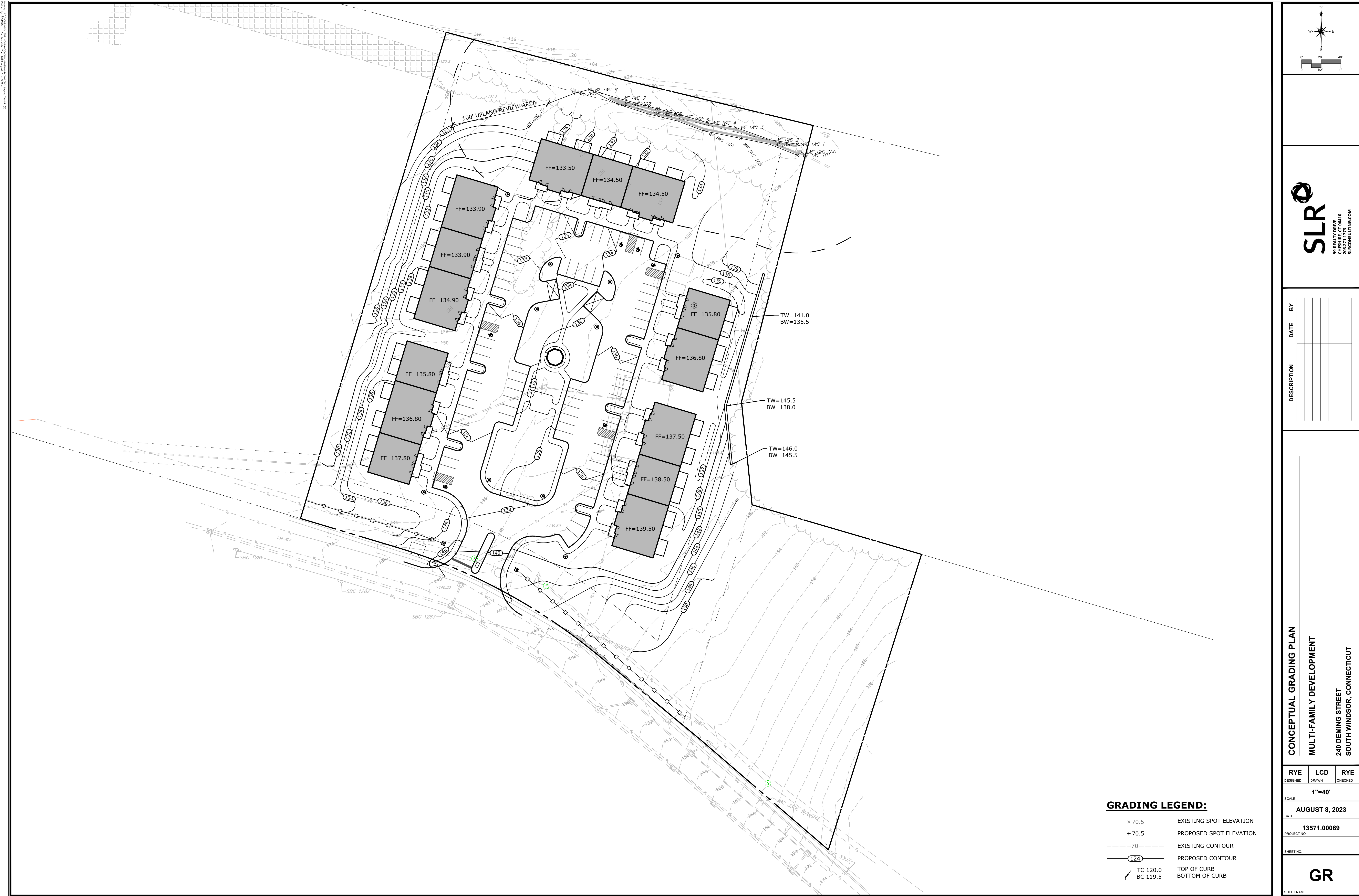
LOCATION MAP:



DESCRIPTION	DATE	BY

MULTI-FAMILY DEVELOPMENT

RYE UNDESIGNED	RYE DRAWN	RYE CHECKED
1"=40'		
AUGUST 8, 2023		
13571.00069		
PROJECT NO.		
SHEET NO.		
LA		
SHEET NAME		



GRADING LEGEND:

- × 70.5 EXISTING SPOT ELEVATION
- + 70.5 PROPOSED SPOT ELEVATION
- 70 --- EXISTING CONTOUR
- 124 --- PROPOSED CONTOUR
- TC 120.0 TOP OF CURB
- BC 119.5 BOTTOM OF CURB

99 REALTY DRIVE
SOUTH WINDSOR, CT 06080
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

CONCEPTUAL GRADING PLAN

MULTI-FAMILY DEVELOPMENT

240 DEMING STREET
SOUTH WINDSOR, CONNECTICUT

RYE	LCD	RYE
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: AUGUST 8, 2023

PROJECT NO.: 13571.00069

SHEET NO.:

GR

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TRAFFIC STUDY

- New traffic counts conducted in June, 2023
- Background traffic growth included:
 - 1% growth rate per year
 - Evergreen Walk and Gateway Development traffic
- Revised site-generated traffic
 - Industry standard ITE rates utilized
 - Residential development is a low-traffic generator
 - Weekday AM Peak Hour – 20 trips
 - Weekday PM Peak Hour – 21 trips
 - Saturday Midday Peak Hour – 21 trips
- Alternative uses analyzed – Medical Office and Restaurant/Coffee Shop

TRAFFIC STUDY

- Capacity Analysis Results
 - No change in Level of Service at Buckland/Deming intersection
 - No noticeable change in vehicle delays
 - Queue increases less than one vehicle length on all approaches
- Intersection Sight Distances
 - Exceed CTDOT criteria for safe driveway egress
- Crash History
 - No abnormal crash patterns or frequency in study area
 - No crashes reports on Deming Street near site frontage
 - Crash detail: 3 in 2020, 8 in 2021, 7 in 2022. None involving pedestrians.
- Conclusion:
 - Proposed development will have no significant impact to traffic operations or safety in the study area

OTHER COMMENTS

- On-site management and leasing office
- Pump station – sanitary only, subterranean
- Guarantee of Supportive Housing
- Zone changes should be carefully considered

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PUBLIC SCHOOL ENROLLMENT

The Residences at Oakland Road (175 Oakland)	
Predicted # of School Aged Children at 175 Oakland, (pre-development)	8.3
Actual # of School-Aged Children at 175 Oakland (Spring 2023)*	8 to 10

* Source: South Windsor Board of Education

240 Deming Street			
Apartment Type	Count	Multiplier	# School-Aged Children
One Bedroom Affordable	19	0.06	1.14
One Bedroom Market Rate	5	0.01	0.05
Two Bedroom Affordable	25	0.48	12
Two Bedroom Market Rate	6	0.13	0.78
Total	55		13.97

ASSISTED HOUSING CALCULATIONS

	# units	Affordability	Housing Equivalent Points
	11	0.3	2.5
	22	0.5	2
	11	0.8	1.5
	11		0.25
Total	55		90.75

	2020 Census	Total Assisted	Affordable %
Before	10,804	663	6.14%
After	10,859	730	6.72%

*Based on 2022 Affordable Housing Appeals List published by
Connecticut Department of Housing, updated with 2020 Census Data