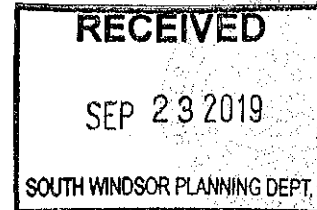


**TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION
APPLICATION FORM**



Application Number: 19-47P
Official Receipt Date: 9-24-19
Munis Application #: 201902128

APPLICANT: Design Professionals, Inc.

PROJECT NAME: Zoning Text Amendment-Sullivan Avenue Mixed-Use Development

COMPLETE LOCATION OF PROPERTY: _____

OWNER OF RECORD ON LAND RECORDS: _____

OWNER ADDRESS: _____

GIS PIN # _____ ZONE GC

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Peter DeMallie, 21 Jeffrey Drive, South Windsor CT 06074
(860) 291-8755
pdemallie@dpinc.co

Estimated presentation time: 30 min

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Site Plan of Development ☐ New ☐ Modification Building(s) Sq Ft _____
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☒ Regulation Amendment ☒ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.

Peter R. DeMallie
Signature of Applicant
Peter R. DeMallie, President

Print Name of Applicant

Signature of Property Owner
N/A

Print Name of Property Owner

Revised 1/9/2017

Add new Section 4.1.9 to the South Windsor Zoning Regulations, as follows:

“Section: 4.1.9

Specific Requirements for a Sullivan Avenue Mixed-Use Development (SAMUD) in the GC Zoning District

A. Purpose:

The purpose of this section is to allow, by Special Exception, mixed-use developments containing compatible and complimentary commercial and multi-family residential uses in the General Commercial Zoning District fronting on Sullivan Avenue (Route 194). Such SAMUD developments are intended to revitalize this area, to provide high quality development, to increase housing options for Town residents (including affordable housing), and to substantially add to the community’s economic base and employment opportunities.

B. Site Design Requirements:

1. Objective: The site shall be designed to integrate the multi-family residential use with other approved General Commercial uses (including, but not limited to, retail, restaurant, office, service, recreation and other uses), to achieve a village-styled mixed use environment with the residential use fully integrated into the site plan including buildings that contain commercial uses. Such integration within the development area shall also include shared roadways/parking, utilities, appropriate open space area, landscaping/buffers, strong pedestrian interconnections within the commercial/residential development and to other adjacent non-residential uses, and related improvements. SAMUDs are encouraged to employ low impact

development measures, solar or other green energy systems, and electric vehicle charging stations.

2. General Standards:

- a. Multi-family residential uses shall be permitted. Buildings containing multi-family residential uses may include, but do not require, commercial uses located on the ground floor and/or other floors above the ground floor.
- b. Multi-family residential dwelling units shall be either studio/efficiency, one-bedroom or two-bedroom units. The maximum number of two-bedroom units shall not exceed 50% of all dwelling units shown on a final site plan or within a first phase of those plans. No dwelling unit shall contain more than two bedrooms.
- c. The floor area of the aggregate of all residential dwelling units in the proposed SAMUD development area shall be limited to a maximum ratio of 2:1 to the commercial floor area shown on the submitted site plan. Facilities for the sole purpose of support for a multi-family residential use, such as club house, meeting rooms, offices, garage space, carports, etc., and habitable attics, shall not be counted as either residential or non-residential floor area in determining compliance with the ratio. Commercial uses may exceed this ratio. Residential uses may not exceed this ratio. This is to ensure that there is a balance between commercial and residential uses on the site. Commercial uses shall be in new buildings or buildings undergoing substantial renovation.
- d. The construction of a development may be approved by the Commission to be undertaken in phases. Projects shown on an approved SAMUD site plan which

are to be constructed in phases shall generally require development of both residential and commercial buildings which maintain the minimum floor area ratio between both. The applicant shall submit a plan for ensuring conformity with Section 4.1.9 B. 2. c. (residential/commercial ratio) including the phasing and timing of the construction elements. Said plan and schedule must be approved by the Commission. The Commission may require surety to establish regulatory compliance. In its approval, the Commission may require measures to be taken, including but not limited to, the withholding of building permits and/or certificates of occupancy to enforce approved timelines, percentages, and other conditions of approval.

- e. The size of a multi-family 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 70 residential units per phase as shown on the site plan.
- f. Said development shall contain no more than 125 residential dwelling units. Developments with fewer than 100 dwelling units may have all market rate units. Developments containing between 100 and 125 units shall have at least 10% of the dwelling units deed restricted to rent or sell at prices that would make them affordable to persons or families earning eighty percent (80%) or less of the area median income as defined by the United States Department of Housing and Urban Development for a period of not less than forty (40) years.

- g. Each residential unit shall require a minimum of 200 square feet of open space within the site. Such open space may be for recreation purposes (active or passive, including recreational amenities, e.g., clubhouse or pool), or for preservation of natural features (wetlands, wooded areas, open lawns, etc.), or both. Regulated wetlands cannot exceed 20% of the required open space.
- h. All multi-family residential communities within the SAMUD and containing over fifty (50) dwelling units within the SAMUD, in aggregate, shall provide amenities such as, but not limited to, a clubhouse, pool, or exercise/workout area. Said amenities may be provided within an adjoining commercial development within the SAMUD, however, those amenities within an adjoining commercial development shall not apply toward the minimum required area of open space within the site.
- i. All parking lots must be designed to provide safe and convenient pedestrian and bicycle access as part of any parking lot and site design, including safe and convenient pedestrian and bicycle movement to and from public walkways and/or bikeways or streets, and between developed lots, consistent with Section 6.7 of these regulations. Bus shelters shall be required in appropriate locations.
- j. Parking shall be provided at a minimum rate of 1.75 spaces per two-bedroom dwelling unit, and 1.25 spaces per one bedroom or studio/efficiency unit and may be designated in attached or detached garages, in carports, or in surface parking lots. Parking for all commercial uses shall be as required by the zoning regulations (see Table 6.4.3B). Unenclosed parking of recreational vehicles, boats, or trailers shall be prohibited within a proposed residential community,

however, may be provided within a well screened area adjacent to the SAMUD's commercial uses, i.e. to the rear of a principal commercial building.

- k. Infrastructure improvements such as utilities, roadways, and related improvements shall conform to Town standards. Twenty-four foot pavement width for private streets and driveways is acceptable. Parking spaces, landscaped islands, dumpsters, lighting and common drives may be placed in locations which straddle or are in close proximity to internal SAMUD property lines. In limited areas, residential and commercial parking may be allowed contiguous to a perimeter circulation road. Standards may be reduced or waived as deemed appropriate and approved by the Commission. All utilities shall be underground. Any solid waste stations (dumpsters) shall be placed on a concrete pad, appropriately screened, and maintained. The location and design of the screening/enclosure shall be shown on the site plan.
- l. Maximum property size is twenty (20) acres. Minimum property size is five (5) acres, however, SAMUD's may be subdivided into no more than two contiguous parcels independently meeting the minimum lot and area requirements of the General Commercial Zoning District (see Table 4.1.6A), provided all necessary easements for cross travel (motor vehicle, bicycle, and pedestrian), drainage, grading, and utility services are established, and the overall SAMUD, including all parcels, is developed in a coordinated fashion.
- m. Roadways and utilities: All roads and utilities within the site development shall be owned and maintained by the owner(s) of the SAMUD, an association or

other entity formed to carry out maintenance, a utility company, and/or a combination of same, but not the Town of South Windsor.

- n. Except along public streets, required buffers, in accordance with Section 6.2, shall be provided between the overall SAMUD site and any adjacent residentially zoned or commercially zoned property which is not in common ownership with the SAMUD, or any lot therein. Buffers are not required between residential and commercial uses within the SAMUD. Buffers are not required between parcels within the SAMUD development. Minimum buffer width is fifty (50) feet. Yards are in addition to buffers.
- o. Maximum stories in a building shall be three (3), maximum commercial or commercial/residential (buildings containing both uses) impervious coverage shall be 65%, maximum residential impervious coverage shall be 60%, maximum lot coverage shall be 40%, and maximum building height shall be 45 feet.”

ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Table 4.1.1A Permitted Commercial and Industrial Uses

Add:

			Zones				Additional Provisions
Use	DC	GC	I	RC	RO	TS	
Multi-family Residential		SE					See Section 4.1.9 - Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC Zone

4.1.6 Commercial and Industrial Area, Density and Dimensional Requirements

Table 4.1.6A Commercial and Industrial Area, Density and Dimensional Requirements

Add:

Minimum Lot and Area Requirements							Maximum			
District	Area	Frontage ⁽¹⁾ (feet)	Depth (feet)	Front Yard ⁽²⁾⁽⁸⁾ (feet)	Rear Yard (feet)	Side yard (feet)	Stories	Impervious Coverage ⁽³⁾⁽¹¹⁾	Lot Coverage	Height (feet)
GC/SAMUD ⁽¹²⁾	5 acres	100	150	50	15	10	3	65% Commercial 60% Residential	40%	45

⁽¹²⁾ See Section 4.1.9 for specific requirements of a Sullivan Avenue Mixed-Use Development (SAMUD).

ARTICLE 6 SITE DEVELOPMENT REGULATIONS

Section 6.4 Parking and Access – Off-Street Parking and Loading

6.4.3 Minimum Number of Parking Spaces

Table 6.4.3A Minimum Required Parking Spaces – Residential Uses

Add:

Use - Residential	Minimum Required Parking Spaces
Multifamily Dwellings/SAMUD ⁽³⁾	1.75 spaces per 2 bedroom dwelling unit, 1.25 spaces per 1 bedroom or studio/efficiency dwelling unit
⁽³⁾ See Section 4.1.9 Specific requirements for a Sullivan Avenue Mixed-Use Development in the GC Zone.	