

**Previously Approved Warehouses & Truck Terminals
Required & Provided Parking Calculations
South Windsor, Connecticut
Approval Record Research Package**

As of: February 11, 2022

Aldi Warehouse & Distribution Center
295 Rye Street

Approved Plan Set Dated 03/20/2008

Zoning Data Block		
ZONE: I (Industrial Zone)		
ITEM	REQUIRED/ALLOWED	PROVIDED
Minimum Lot Area	20,000 SQ. FT.	106.09± A.C.
Minimum Lot Width	100 FT.	1,800± FT.
Minimum Lot Depth	150 FT.	4,000± FT.
Front Yard	35 FT.	266.34 FT.
Side Yard	10 FT.	71.37 FT.
Rear Yard	25 FT.	600± FT.
Lot Coverage	50% max.	10.44%
Impervious Coverage	65% max	22.15%
Max. Stories	2	1
Max. Height	40'	31.33'

WAIVERS:

1. WAIVER GRANTED TO SECTION 17.20.3 c TO ALLOW 30' AND 35' LUMINAIRE HEIGHT, 30' LAMPS ALONG NORTHERN MOST DRIVE AND EMPLOYEE PARKING AREA TO BE DIMMED AT 9:00PM (SEE SHEET LP1).

PARKING CALCULATIONS:

USE	PARKING RATE	PARKING REQUIRED
WAREHOUSE (468,595 SF)	1/1250 + 1/EMPLOYEE	375+
OFFICE (11,440 SF)	4.5/1,000 S.F.	51
DISPATCH OFFICE (2,650 SF)	4.5/1,000 S.F.	12

TOTAL REQUIRED	438+
TOTAL PROVIDED	151

PER SECTION 13.4.1-WAIVER GRANTED FOR REDUCTION IN REQUIRED PARKING SPACES OF 287 SPACES TO ALLOW 151 SPACES AS PROVIDED IS SUFFICIENT FOR PROPOSED FACILITY BASED ON OWNERS EXPERIENCE WITH SIMILAR FACILITIES. THERE IS SUFFICIENT ROOM ON SITE TO PROVIDE ADDITIONAL PARKING IF REQUIRED.

PZC Approved Letter Dated 03/29/2007

March 29, 2007

CERTIFIED MAIL 7004 1160 0007 4128 0894

Design Professionals
Mr. Peter DeMallie
425 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. DeMallie:

Re: Appl. 06-06P Aldi Distribution Center Site Plan

We are pleased to advise you that the Planning & Zoning Commission voted on March 27, 2007 to approve with modifications, application #06-60P Aldi Distribution Center Site Plan request for a 500,000 sf distribution facility for property located at 295 Rye Street, I Zone as shown on plans by Design Professionals, Job No 2282, dated 2-2-07 as revised.

This approval is subject to the following modifications.

19. A waiver of 287 parking spaces is hereby granted to allow 151 parking spaces.

PZC Meeting Minutes Dated 02/27/2007

1. Appl 06-60P, Aldi Distribution Center – request for site plan approval for a 500,000 sf distribution facility for property located at 295 Rye Street (northerly side of Rye Street, northeasterly of Commerce Way), I zone

- Parking includes 121 spaces on the (Rye Street side); 30 parking spaces around the dispatch building; for a total of 151 parking spaces.
- A waiver of 287 parking spaces is requested (per Section 13.4.1); facility does not require the amount of parking spaces required in the Zoning Regulations.
- Less parking spaces will result in the reduction of storm water runoff, minimize the cutting of trees, minimize regrading and changes in topography.

The parking requirement for this site based on the zoning regulations formula is at least 438 spaces. Aldi is requesting a waiver to allow 151 spaces based on their own experiences with their facilities. The site, with over 100 acres, has plenty of space to accommodate additional parking if it is needed.

Macy's Warehouse & Distribution Center
Formerly Known As: Filene's Distribution Center
301 Governor's Highway

PZC Approval Letter Dated 07/13/1995

July 13, 1995

May Department Stores Company
301 Governor's Highway
South Windsor, CT 06074

CERTIFIED MAIL

Dear Madam/Sir:

Re: Application #95-22P, Filene's Distribution Center Site Plan

We are pleased to advise you that the Planning & Zoning Commission voted on July 11, 1995 to approve with modifications the above-referenced application for a Site Plan of Development on property located on the southerly side of Governor's Highway and easterly of John Fitch Boulevard. I zone as shown on plans prepared by Johnson/Schmidt and Associates, Job No. 95-04 and revised through June 26, 1995. This approval is subject to the following modifications:

9. Parking waiver of 393 spaces is granted because of two shifts operating at the site.

PZC Meeting Minutes Dated 07/11/1995

1. Appl #95-22P, May Department Stores Company - Site Plan of Development for the construction of an \pm 58,000 sq ft addition on property located on the southerly side of Governor's Highway and easterly of John Fitch Boulevard, I zone (action by 08/31)

The applicant received a waiver (10' to 8 1/2') for the size of the parking spaces to be constructed. There will be fewer parking spaces because the people work in two shifts at the site. There is not the demand for a large amount of parking spaces.

2. An additional 187 parking spaces will be added, for a total of 378 spaces. A parking waiver will be needed, as our regulations require 770 spaces. This is a very large waiver; however, the May Company is aware that they have to meet all of their parking needs on site and will not be allowed to park on Governors Highway. One of the existing three curb cuts onto Governors Highway will be closed with this application. State Traffic Commission approval will be required for the additional parking spaces.

Home Depot Warehouse & Distribution Center
Also Known As: 360 Ellington Road Distribution
Center
360 Ellington Road

Approved Plan Set Dated 11/19/2019

ZONING TABLE			
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	5 ACRES	45.95 ACRES	45.95 ACRES
LOT FRONTAGE (1)	300/150	1,330.7' (ELLINGTON RD) 250.12' (CHAPEL RD)	1,330.7' (ELLINGTON RD) 250.12' (CHAPEL RD)
FRONT YARD	50'	548.16'	177.33'
SIDE YARD	20'	139.52'	86.33'
REAR YARD	20'	326.84'	705.63'
BUILDING HEIGHT	60'	--	40'
PARKING (2)	334	0	334 (3)
IMPERVIOUS COVERAGE	65%	1.93 AC. (4.2%)	60.9%
INTERIOR LANDSCAPING	10% MIN.	--	11.5%
OUTDOOR STORAGE	10% MAX.	--	6.9% (3.16 ACRES)

NOTES:

(1) MINIMUM LOT FRONTAGE: 300 FEET ALONG ROUTE 30 & 150 FEET ALONG CHAPEL ROAD

(2) REQUIRED PARKING CALCULATION:

7,520 SF OFFICE X 4.5 SPACES PER 1,000 SF = 34 SPACES REQUIRED
413,632 SF WAREHOUSE X 1 SPACE PER 1,250 SF = 331 SPACES REQUIRED

34 + 331 = 365 TOTAL SPACES REQUIRED

(3) PROPOSED PARKING:

67 AUTO PARKING SPACES
+ 152 TRUCK PARKING SPACES
+ 146 RESERVE SPACES
= 365 TOTAL SPACES

(4) TOTAL AREA OF DISTURBANCE = 39.9 ACRES

(5) APPLICANT HEREBY REQUESTS A WAIVER TO ALLOW THE INSTALLATION OF SITE LIGHTING AND WALL MOUNTED SITE LIGHTS.

PZC Meeting Minutes Dated 07/09/2019

2. **Appl. 19-28P, Scannell Properties #392 LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for a 421,152 sf distribution facility to include outdoor product storage, to be known as 360 Ellington Road Distribution Center, on properties located at 360 Ellington Road, 245 Chapel Road and R008 John Fitch Boulevard, I-291 Corridor Development zone

Truck access to the site will come from Chapel Road. The building is over 421,000 square feet creating a nine acre footprint. Sixty-three (63) parking spaces at the front of building are proposed for passenger cars. Outdoor storage will be located on the south side of the building. A .65 acre pond will be located in the northeast corner of the site as an area of mitigation to be planted with wetland species and shade trees. All storm water coming from the Admiral Storage and Twin Manufacturing sites will be treated according to 2004 DEEP guidelines.

Hours of operation at this facility will include two shifts between 6 a.m. and 11:30 p.m., Monday through Friday, reserving the right to work beyond those times during peak periods. There will be 35 employees on site with 25 drivers moving product off site throughout the New England area. Reserve parking (to

demonstrate zoning compliance) and truck parking is shown on the site plan along with the 63 parking spaces.

4. The parking requirement for this building is 365 spaces. The applicant is providing 63 auto parking; 183 truck parking spaces and are requesting the remaining 119 spaces as reserve spaces. They have demonstrated how the reserve spaces should be accommodated on the westerly side of the building.

FedEx Ground Truck Terminal
40 Kennedy Road

Approved Plan Set Dated 12/27/2010

SITE LAYOUT SUMMARY				
SITE - 60.83± ACRES				
ITEM	PROPOSED REQ'D.	PROV.	FULL EXPAN. REQ'D.	PROV.
BUILDING (S.F. AREA)				
DISTRIB. CENTER P & D	209,732		288,901	
ADMINISTRATIVE OFFICE	8,274		8,274	
UNEHAUL/CONTROL	1,815		1,815	
STAND ALONE RESTRMS	288		288	
COMPUTER ROOM	940		940	
HD OFFICE	0		4,031	
TOTAL	221,049		304,249	
VEHICLE MAINT. GARAGE	0		5,180	
SECURITY BUILDING	289		289	
PARKING (SPACES)				
AUTOMOBILE TOTAL	336	344	651	657
STANDARD	328	331	639	644
HANDICAP	8	13	13	13
MOTORCYCLE PARKING	6	6	12	12
28' TRAILER PARKING	116	72	158	158
LONG TRAILER PARKING	31	75	75	75
TRACTOR PARKING	32	32	60	60
DOLLY STORAGE	32	33	60	60
DEADLINE	0	0	10	10
INBOUND DROP AREA	15	15	15	15
HD VAN STAGING	21	24	37	37

* REQUIRED PARKING BASED ON MAXIMUM NUMBER OF EMPLOYEES ON LARGEST SHIFT PROVIDED BY FEDEX.

DATA BLOCK

ZONE - I
 MIN. LOT AREA - 30,000 S.F.
 MIN. LOT FRONTAGE - 100'
 MIN. LOT DEPTH - 150'
 35' BUILDING LINE
 10' SIDE LINE
 25' REAR LINE
 MAX. STORIES - 4
 PROP. STORIES - 1
 MAX. HEIGHT - 50'
 PROP. HEIGHT - 41'-2"
 MAX. IMPERVIOUS COVERAGE - 65%
 PHASE 1 IMPERVIOUS COVERAGE - 29.3%
 PHASE 2 IMPERVIOUS COVERAGE - 40.3%
 MAX. BUILDING COVERAGE - 50%
 PHASE 1 BUILDING COVERAGE - 8.4%
 PHASE 2 BUILDING COVERAGE - 11.7%
 REQ. PHASE 1 PARKING LOT LANDSCAPING - 11,855 SF
 PROP. PHASE 1 PARKING LOT LANDSCAPING - 13,221 SF
 REQ. PHASE 2 PARKING LOT LANDSCAPING - 22,315 SF
 PROP. PHASE 2 PARKING LOT LANDSCAPING - 24,212 SF



PZC Meeting Minutes Dated 02/08/2011

- Appl. 11-05P, FedEx Ground - request for a site plan approval to construct approx. 288,901 sf in two phases, on 60+ acres of property located on the northerly side of Sullivan Ave. and easterly side of Kennedy Road, I zone

The parking requirement for this site based on the zoning regulations formula is requiring 336 spaces in phase 1 and 315 in phase 2. In total, FedEx is proposing 657 vehicle spaces. This number refers to employee parking. A complete breakdown of other parking and specific vehicle types is provided on sheet 2, the overall site plan or Table 1 in the traffic study.

Mobis Warehouse & Distribution Center
Also Known As: Sullivan Avenue Industrial Park
Regional Distribution Center Lot 2
135 Sullivan Avenue

Approved Plan Set Dated 03/20/2015

ZONING DATA BLOCK		
ZONE: INDUSTRIAL (I)		
USE: DISTRIBUTION CENTER		
ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF min.	715,463 SF (16.425 acres)
Lot Frontage	100 ft. min.	798 ft.
Lot Depth	150 ft. min.	893 ft.
Impervious Coverage	65% max.	64.97%
Lot Coverage	50% max.	40.8%
Building Height	40 ft., 2 stories max.	40 ft, 1 story
Front Yard	50 ft. (Access Management)	139.72 ft.
Side Yard	10 ft.	121.85 ft.
Rear Yard	25 ft.	55.26 ft.
Parking Spaces	273*	50**
Interior Landscaping	10% min.	10%

Note: Proposed building consists of 5,000 sq. ft. of office & 287,000 sq. ft. of distribution center space

*** PARKING FORMULA**

Distribution Center: 1 space per 1,250 sq. ft. of GFA ($287K/1250 = 230$) & 1 space per employee for the largest shift (20) = 250 spaces

Office: 4.5 sp/1 K sq. ft. (5×4.5) = 22.5, say 23.

Total Required Spaces = 273

**** Per Sec. 6.4.9 Modification of Minimum Required Parking Spaces:**

$273 - 50 = 223$ space reduction (see narrative)

PZC Approval Letter Dated 02/23/2015

February 23, 2015

James C. Carlino
Scannell Properties #205, LLC
800 East 96th Street, Suite 175
Indianapolis, IN 46240

Dear Mr. Carlino:

Re: Appl.15-03P, Sullivan Avenue Industrial Park Regional Distribution Center Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on February 10, 2015, to approve with modifications Application #15-03P for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone as shown on plans prepared by Design Professionals, Inc., Project # 3496 and dated 01/06/15, as revised. This approval is subject to the following modifications:

16. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 50 spaces.

PZC Meeting Minutes Dated 02/10/2015

- **Appl. 15-03P, Regional Distribution Center** – request by Scannell Properties #205 LLC for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone

The proposed development was shown on a site map as Lot #2 and is for a 292,000 sq ft regional distribution center for a global auto parts distributor serving a six state region. It will have an approximate 5,000 sq ft office component within that space with fifty (50) parking spaces along the north side of the building, twenty five (25) trailer parking spaces along the easterly side of the site, a fire lane around the building as required by the Fire Chief, a bio swale along the easterly side of the property, a water quality basin in the southwest corner, a wetland mitigation area on the southerly part of Lot #3, and a four (4) foot wide concrete sidewalk along the Sullivan Avenue street frontage approximately 800 feet in length.

There are 273 parking spaces required however a waiver is being sought for the 50 spaces proposed which are more than ample for the long term lease tenant requirements and will reduce pavement and runoff.

Coca Cola Warehouse & Distribution Center
Also Known As: 359 Ellington Road Distribution
Center
359 Ellington Road

Approved Site Plan Set Dated 11/20/2018

ZONING TABLE			
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED (FULL BUILD)
LOT AREA	5 ACRES	25.66 AC	25.66 AC
LOT FRONTAGE	300'	782'	782'
FRONT YARD	50'	29.9'	270.5'
SIDE YARD	20'	46.3'	152.0'
REAR YARD	20'	109.4'	119.3'
BUILDING HEIGHT	5 STORIES / 60 FT.	—	1 STORY <60 FT.
PARKING (2)	266	—	266 (3)
LOT COVERAGE	N/A	<1%	22.4%
IMPERVIOUS COVERAGE	70% (1)	<1%	14.90 AC. (58.1%)

NOTES:

- (1) AN ADDITIONAL 5% IMPERVIOUS COVERAGE BONUS WILL BE GRANTED FOR ANY SINGLE SITE IN EXCESS OF 25 ACRES THAT IS PLANNED AND DEVELOPED AS AN INTEGRAL SITE.
- (2) PARKING CALCULATION (FULL BUILD)
BUSINESS OFFICE <50,000 SF REQUIRES 4.5 SPACES PER 1,000 SF GFA
21,117 SF OFFICE x 4.5 SPACES PER 1,000 SF = 95 SPACES REQUIRED
WAREHOUSE REQUIRES 1 SPACE PER 1,250 SF PLUS 1 SPACE PER EMP.
213,132 SF WAREHOUSE x 1 SPACE PER 1,250 SF = 171 SPACES REQUIRED
95 SPACES OFFICE + 171 SPACES WAREHOUSE = 266 TOTAL SPACES REQUIRED
- (3) 217 AUTO PARKING SPACES + 10 VAN/TRUCK PARKING SPACES + 39 RESERVE PARKING SPACES = 266 TOTAL SPACES

PZC Meeting Minutes Dated 10/09/2018

2. Appl. 18-44P, Scannell Properties #344, LLC - request for Site Plan of Development approval for an office and warehouse facility – 218,875 sf (28,150 sf office and 190,725 sf warehouse in Phase 1; 37,875 sf warehouse in Phase 2), on 25+ acres of property located at 325 and 359 Ellington Road (easterly side of Ellington Road, southerly of Chapel Road), I-291 Corridor Zone

Mr. Wheeler showed a site plan and described the 25.6 acre site. The 1st phase of the plan is for a 200,274 sf building on a 194,234 sf footprint with a phase II expansion of 33, 525 sf on the southern side of the building in the warehouse portion. There will be 266 parking spaces meeting the required number with 39 reserved parking spaces. The 217 car parking spaces in the front of the building will meet day-to-day operations.

3. The parking requirement for this building is 266 spaces, 217 parking; 10 van spaces are provided with an additional 39 spaces shown in reserve behind the building.

**240 Ellington Road Distribution Center
Spec Building
240 Ellington Road**

Approved Site Plan Set Dated 01/09/2019

ZONING TABLE			
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED**
LOT AREA	5 ACRES	15.96 AC	15.96 AC
LOT FRONTAGE	300'	304.16'	304.16'
FRONT YARD	50'	—	139.9'
SIDE YARD	10' (1)	—	47.0'
REAR YARD	10'	—	47.8'
BUILDING HEIGHT	60'	—	41.5'
PARKING	214 *	—	130
LOT COVERAGE	N/A	—	26.2%
IMPERVIOUS COVERAGE	65%	—	61.9%
INTERIOR LANDSCAPING	10%	—	10.9%
OUTDOOR STORAGE	10%	—	10%

NOTES:

- * — 163,952 SF WAREHOUSE x 1 SPACE PER 1,250 SF = 132 SPACES REQUIRED
- 18,048 SF OFFICE x 4.5 SPACES PER 1,000 SF = 82 SPACES REQUIRED
- TOTAL = 214 SPACES REQUIRED
- 130 AUTO PARKING SPACES ARE PROVIDED ON SITE WITH ROOM FOR 84 RESERVE PARKING SPACES
- ** PROPOSED DATA INCLUDES PHASE 2 OF CONSTRUCTION (FULL BUILD)

PZC Meeting Minutes Dated 11/12/2019

1. **Appl. 19-48P, Scannell Properties #405, LLC** – request for Special Exception to Section 4.4.5.E and Site Plan approval for an 182,000 sf distribution facility to include outdoor product storage, to be known as 240 Ellington Road Distribution Center, on property located at 240 Ellington Road, I-291 Corridor Development zone
4. The **parking** requirement for this building is 214 spaces. The applicant is providing 130 auto **parking** and 42 potential trailer spaces for Phase 2. The applicant is requesting the remaining 84 spaces as reserve spaces. They have demonstrated how the reserve spaces should be accommodated in the area shown as Phase 2.

Amazon Warehouse & Distribution Center
Also Known As: 240 Ellington Road Distribution
Center
240 Ellington Road

Approved Site Plan Set Dated 11/20/2020

ZONING INFORMATION

LOCATION: SOUTH WINDSOR, HARTFORD COUNTY				
ZONE: CD (I-291 CORRIDOR DEVELOPMENT ZONE)				
USE: WAREHOUSE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	5 AC	15.96 AC	NO
2	MINIMUM LOT FRONTAGE	300 FEET	304.16 FEET	NO
3	MINIMUM FRONT SETBACK	50 FEET	139.9 FEET	NO
4	MINIMUM SIDE SETBACK	20 FEET	47 FEET	NO
5	MINIMUM REAR SETBACK	20 FEET	35 FEET	NO
6	MAXIMUM BUILDING HEIGHT	5 STORIES; 60 FEET	1 STORY; 41.5 FEET	NO
7	MAXIMUM IMPERVIOUS COVERAGE	65 PERCENT	63.1 PERCENT	NO
8	MINIMUM INTERIOR LANDSCAPING	10 PERCENT	10.8 PERCENT	NO
9	MAXIMUM BUILDING COVERAGE	25 PERCENT	26.2 PERCENT	NO*

*PREVIOUSLY APPROVED

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	N/A	182,000 S.F.	NO
2	PARKING REQUIRED	WAREHOUSE: 1 SPACE PER EVERY 1,250 S.F. OF GROSS FLOOR AREA (163,952 S.F.) = 132 SPACES OFFICE: 1 SPACE PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (18,048 S.F.) = 82 SPACES TOTAL REQUIRED SPACES= 214 SPACES	384 TOTAL SPACES— 9'X18': 129 SPACES 11'X27': 255 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	6 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM LOADING DIMENSIONS	N/A	13.5 FEET X 60 FEET	NO
6	MINIMUM AISLE WIDTH	24 FEET — TWO WAY 24 FEET — ONE-WAY (PARKING BOTH SIDES) 18 FEET — ONE-WAY	24 FEET — TWO-WAY 18 FEET — ONE-WAY	NO
7	MINIMUM FRONT SETBACK	50 FEET	105.8 FEET	NO
8	MINIMUM SIDE SETBACK	20 FEET	20.2 FEET	NO
9	MINIMUM REAR SETBACK	20 FEET	92.7 FEET	NO

PZC Meeting Minutes Dated 12/08/2020

- 2. Appl. 20-57P, Scannell Properties #419, LLC – request for a Site Plan Modification for minor changes to the existing site plan to utilize the 182,000 sf facility as a package delivery station. Changes include elimination of some overhead doors on the building and modifications to the parking area to accommodate an additional 170 parking spaces, on property located at 240 Ellington Road, I-291 Corridor Development zone**

Mr. Bruton showed the site plan with the building size unchanged from their previous site plan. The loading area will have less loading docks. Delivery van parking spaces will be larger in size than normal parking spaces. EV charging stations are planned. Van routes were shown with modifications to the parking lot to accommodate Amazon's needs. The previously approved outdoor storage area will be returned to parking. Stormwater management report was previously submitted to Staff and Commission. Site lighting be full cut off high efficiency LED lights on 23' high poles. Emergency vehicles will be accommodated around the building. All landscaping from the previous plan will remain with changes to the rear of the site.

2. Proposed changes to the site plan include modifications to the parking area to accommodate an additional 170 parking spaces. Changes to the architectural elevations include the elimination of some of the loading dock areas and overhead doors on the north side of the building.

**Performance Foods (Vistar) Warehouse & Distribution
Center**

**Also Known As: Sullivan Avenue Industrial Park
Regional Distribution Center Lot 3
175 Sullivan Avenue**

Approved Site Plan Set Dated 07/23/2015

ZONING DATA BLOCK		
ZONE: INDUSTRIAL (I)		
USE: DISTRIBUTION CENTER		
ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF min.	603,706 SF (13.859 acres)
Lot Frontage	100 ft. min.	779.29 ft.
Lot Depth	150 ft. min.	1,127.44 ft.
Impervious Coverage	65% max.	49.80%
Lot Coverage	50% max.	27.74%
Building Height	40 ft., 2 stories max.	<40 ft, 1 story
Front Yard	50 ft. (Access Management)	132.91 ft.
Side Yard	10 ft.	50.93 ft.
Rear Yard	25 ft.	400.76 ft.
Parking Spaces	182*	80**
Interior Landscaping	10% min.	10.50%

Note: Proposed building consists of 7,372 sq. ft. of office & 160,391 sq. ft. of distribution center space.
Therefore the total building area is 167,763 sq. ft.

*** PARKING FORMULA**

Distribution Center: 1 space per 1,250 sq. ft. of CFA (160,391/1250 = 128.31)

& 1 space per employee for the largest shift (20) = 148.31 spaces

Office: 4.5 sp/1 K sq. ft. (7,372 x 4.5) = 33.17.

Total Required Spaces = 181.48, say 182

**** Per Sec. 6.4.9 Modification of Minimum Required Parking Spaces:**

182 - 80 = 102 space reduction (see narrative)

PZC Approval Letter Dated 05/29/2015

May 29, 2015

Ms. Jill Marcotte
Scannell Properties #234, LLC
800 East 96th Street, Suite 175
Indianapolis, IN 46240

Dear Ms. Marcotte:

Re: Appl.15-28P, Sullivan Avenue Industrial Park Regional Distribution Center II Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on May 26, 2015 to approve with modifications the above referenced application for a Site Plan of Development.

This approval is for site plan approval for a 167,763 sq ft distribution facility located on Lot #3 of Sullivan Avenue Industrial Park on property located at 175 Sullivan Avenue, I zone, as shown on plans prepared by Design Professionals, Inc. dated May 5, 2015 as revised. This approval is subject to the following modifications:

16. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 80 spaces.

PZC Meeting Minutes Dated 05/26/2015

- **Appl. 15-28P, Regional Distribution Facility II** – request by Scannell Properties #234, LLC for site plan approval for a 167,763 sq ft distribution facility on 13.8 acres of property, located on Lot #3 of Sullivan Avenue Industrial Park, at 175 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch)

A modification to the requirement for parking is sought. One hundred and eighty-two spaces are required. There are 80 parking spaces planned with 71 in the northeast corner and 9 for the loading area office in the southwest corner. A reduction of 102 spaces is sought although the entire 182 spaces can be accommodated on site if needed in the future.

- The parking requirement based on the zoning regulations for the warehouse and office breakdown is 182 spaces. The plan shows 80 spaces and the developer is requesting a modification to the number of parking spaces (102 spaces) in accordance with Section 6.4.9. This allows the PZC to reduce the number required when demonstrated that:
 - The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
 - The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations.

**Parksite Plunkett-Webster Building Products
Warehouse & Distribution Center
455 Sullivan Avenue**

Approved Site Plan Set Dated 05/22/2003

<i>Zoning Data Block</i>		
ZONE: INDUSTRIAL (I)		
ITEM	REQUIRED/ALLOWED (CD)	PROVIDED
Lot Area	20,000 s.f. min.	807,166 sq. ft./18.53 ac.
Lot Width	100 ft. min.	508.51 ft.
Lot Depth	150 ft. min.	1,034.41 ft.
Lot Coverage	50% max	14.0±%
Impervious Coverage	65% max	42.4±%
Building Height	40 ft. max	30'
Bldg. Stories	2 max	1 STORY
Front Yard	50 ft. min.	109.7 ft.
Rear Yard	25 ft. min.	397.8 ft.
Side Yard	10 ft. min.	30.0 ft.

Note: Total proposed building area = 104,755± sq. ft.

PARKING CALCULATIONS:

Parking Space – 9' x 18' min.

Warehouse Building = 99,342 SF.

Required Parking = 1 per 1250 SF of Warehouse

99,342 SF./1250 = 79.47 spaces + 11 warehouse employees = 90.42
office 5,413± sq. ft. @ 4.5 spaces/1,000 sq. ft. = 24.36

TOTAL REQUIRED PARKING: 114.83 spaces

Provided: 44 spaces plus 2 Handicapped = 46 spaces

waiver requested for 71 parking spaces per section 13.4.1 of the zoning regulations

PZC Approval Letter Dated 11/05/2002

November 5, 2002

Mr. Keven Crotty
Parksite Plunkett-Webster
299 Strong Road
P.O. Box 8
South Windsor, CT 06074

Re: Appl #02-58P, Parksite Plunkett Webster Site Plan and Special Exception to Section 6.1.3.2

Dear Mr. Crotty:

We are pleased to advise you that the Planning & Zoning Commission voted on October 29, 2002 to approve with modifications the above referenced application for a Site Plan of Development. This approval is for the construction of a 104,755 sq ft building on property located 455 Sullivan Avenue, I Zone as shown on plans prepared by Design Professionals, Inc., Job No. 1633, dated October 24, 2002, as revised. This approval is subject to the following modifications:

13. A parking waiver is granted for 71 parking spaces.

Max Finkelstein Warehouse & Distribution Center
Formerly: Capitol Tire Company Warehouse
555 Nutmeg Road

Approved Site Plan Set Dated 02/23/1979

Notes

- 1). Existing utilities are to be verified prior to construction.
- 2). Topography is based on MDC bench mark 65028. D.H. in south-west corner of C.B. El. = 72.54 (see key map)
- 3). Wetlands approximated from So. Windsor Inland Wetlands map.
- 4). Property located in Industrial Zone and contains 12.09 Acres.
- 5). 25 Parking stalls required. 50 Spaces provided (25 proposed - 25 future)

HPC Food Service Warehouse & Distribution Center
Formerly: PYA/Monarch Food Service Warehouse
625 Nutmeg Road

Approved Site Plan Set Dated 04/30/1982

DATA BLOCK

- ZONE - I
- LOT AREA = 15.27 ACRES
- BLDG AREA 67,974 SF = 1.56 AC
- BLDG COVERAGE
$$\frac{1.56}{15.27} = 10\%$$
- IMPERVIOUS AREA = 153,900 SF = 3.51 AC
- IMPERVIOUS COVERAGE (INCL. BLDG)
$$\frac{3.51}{15.27} = 23\%$$
- NUMBER OF EMPLOYEES = 190
- PARKING REQUIRED @ 1 SPACE/2 EMP.
$$= 95 \text{ SPACES}$$
- PARKING PROVIDED
100 SPACES 10X20' TYP
-

PZC Meeting Minutes Dated 09/29/1981

1. PYA/Monarch, Site Plan, West side Nutmeg Road

Mr. Nahl said the architect is almost positive he'll use the tilt-up concrete because it's the most practical as far as expense is concerned. He said they have approximately 70 employees right now and about 14 of those are sales people who work out of their homes. About 50 to 60 people actually work in the building and they have 15 truck drivers. The present volume of business is about \$20 million, and they expect this building could produce \$40 to \$60 million after a couple of years. The number of employees will increase to 120 to 150.

**Old Dominion Freight Line Truck Terminal
Formerly: Preston Trucking Company & RLR
Investments
150 Strong Road**

Approved Site Plan Set Dated 06/23/2011

DATA BLOCK

ZONE - I
MIN. LOT AREA - 30,000 S.F.
MIN. LOT FRONTAGE - 100'
MIN. LOT DEPTH - 150'
35' BUILDING LINE
10' SIDE LINE
25' REAR LINE
MAX. STORIES - 4
PROP. STORIES - 1
MAX. HEIGHT - 50'
PROP. HEIGHT - 25'±
MAX. IMPERVIOUS COVERAGE - 60%
EXISTING IMPERVIOUS COVERAGE - 57.1±%
PROPOSED IMPERVIOUS COVERAGE - 64.9%
(INCLUDES PERVIOUS PAVEMENT)
MAX. BUILDING COVERAGE - 60%
EXISTING BUILDING COVERAGE - 5.6±%
PROPOSED BUILDING COVERAGE - 12.0±%

PARKING CALCULATION

MAX. EMPLOYEES ON LARGEST SHIFT:

OFFICE:	10
DOCK:	10
LOCAL DRIVERS:	21
TOTAL:	41

TOTAL PROVIDED = 71 SPACES (INCLUDING 3 HC SPACES)

Capitol Moving & Storage Company Warehouse
Formerly: Linkwood Manufacturing
220 Strong Road

PZC Meeting Minutes Dated 07/23/1997

1. Appl #97-45P, Capitol Moving & Storage Company – Site Plan of Development for the construction of a 46,000 sq. ft. building on property located on the northerly side of Strong Road and westerly of John Fitch Boulevard, I zone

Steinberg stated that the site contains 15 plus acres and is a flat site with no vegetation except for wild flowers. The site was previously used for growing tobacco. A waiver for docks facing Strong Road was previously granted by this Commission. There will be no access from Route 5, access will be from Strong Road. The office is proposed at 5,000 square feet and the warehouse at 38,000 sq. ft. The number of parking spaces provided will be 78. Façade of the building will feature a combination of metal and masonry.

2. Required parking is 101 spaces; applicant is proposing 78 regular parking spaces and requesting a waiver for 23 spaces. There are also 46 trailer storage spaces proposed, to be enclosed by an 8' chain link fence. In addition, there will be trailer cab storage overnight along the westerly side of the parking area.

Replies to the above comments and concerns:

- the applicant will employ approximately 40 people at this site

R&L Carriers Truck Terminal
Formerly: Red Star Express Lines Truck Terminal
540 Sullivan Avenue

Approved Site Plan Set Dated 07/22/1986

PARKING PROVIDED

Business Office - 1 space/125 square feet

$$1000 \text{ ft}^2 \times \frac{1 \text{ space}}{125 \text{ ft}^2} = 16 \text{ parking spaces}$$

RETAIL AND MANUFACTURING

1 space / 2 employees

$$90 \text{ employees} \times \frac{1 \text{ space}}{2 \text{ employees}} = 45 \text{ parking spaces}$$

LANDSCAPE

1 R.C. space / 25 parking spaces

3 handicap parking spaces

PARKING PROVIDED

56 parking spaces (10x20)

3 handicap spaces (15x20)

61 total parking spaces

Dattco Truck Terminal
Formerly: Lomard Realty Company Truck Terminal
710 Nutmeg Road

****No data found for original building in 1970 or facility improvements upon change of tenant to Dattco.****

Frito-Lay Sales Warehouse & Distribution Center
160 Nutmeg Road

Approved Site Plan Set Dated Approximately 04/28/1981

ZONING DATA BLOCK	
PARKING: SECTION 84 ZONING REGULATIONS	
OFFICE: (OCCUPANCY LOAD 5)	SPACES NEEDED-----5
STORAGE/WAREHOUSE: (OCCUPANCY LOAD 15)	SPACES NEEDED..5
TOTAL SPACES PROVIDED -----11	
ZONING DISTRICT : INDUSTRIAL PARK	
TOTAL ACREAGE -----2.62 ACRES	
MINIMUM REQUIRED -----20,000 SQ. FT.	
PROPOSED LOT COVERAGE :	PRESSENT-----14.4%
	FUTURE -----16.23%
MAXIMUM ALLOWED -----40 %	
OFFICE SPACE -----	1,443 SQ. FT.
WAREHOUSE SPACE -----	14,275 SQ. FT.

PZC Meeting Minutes Dated 03/24/1981

1. Savin Brothers, Inc., Site Development Plan for Lot #4 (Frito Lay)

Mr. Russo, of Palmberg & Russo, Engineers, stated this lot is 2.6 acres; the building will be 70' x 200'; lot coverage is 14.4%; and the office will have 1,443 sq. ft. and the warehouse 14,275 sq. ft. He noted that parking space is in excess of the zoning regulation requirements. He was asked by the Commission why they had so much parking space, and Mr. Russo replied that Frito Lay wanted that much space. Mr. Russo also noted that there are sanitary sewers, and water and gas lines are in.