

Applicant: Evergreen Walk, LLC  
Unit 7C – Evergreen Walk  
Text Amendment Application  
Date: January 24, 2022  
Rev. May 17, 2022  
Rev. June 21, 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 Tamarack Avenue 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.

**(ii) If the number of affordable housing units equals or exceeds 12% of the units shown on a General Plan of Development, the number of 2-bedroom residential units shown on that Final Plan or General Plan of Development may be increased to 65% of the total number of units, the deed restriction for affordability of the affordable units shall be reduced to a term of no less than 20 years, and the use of vinyl clapboard siding [excluded by Section 4.2.15(C)(2)(b)(iv)] shall be allowed as an acceptable exterior building material.**