

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
THURSDAY, APRIL 1, 2021 AND THURSDAY, APRIL 8, 2021
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, April 13, 2021 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

- 1. PZC Sponsored Text Amendment** – To Modify Sections to allow Electric Vehicle Charging Supply Equipment as accessory use in all zones and Modify Table 3.1.1A and Table 4.1.1A to allow EV Charging Equipment as a primary use by Special Exception; Add Section 6.4.10 Minimum Number of EVSE Parking Spaces including Table 6.4.10A, 6.4.10B, 6.4.10.C and 6.4.10 D to establish criteria, number and timeframe of EV charging stations required based use; and Add Section 11.8 Appendix H Electric Vehicle Charging Supply Equipment including definitions, special provisions and location and safety considerations. **(Continued from 3/23/21)**
- 2. Appl. 21-11P, REESG Newco South Windsor, LLC** – request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone

To view this meeting, please tune into Channel 16 (if your provider is Cox Cable) or Channel 6082 (if your provider is Frontier), or go to: gmedia.swagit.com/live

To call in with comments to this meeting, please call Webex Conference Call-In Number: (855) 925-2801 (Meeting Code Number to be provided on the agenda.)

Copies of the application are on file in the office of the Town Clerk or/and Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to planningzoningcomments@southwindsor-ct.gov. Persons who may require an accommodation can contact staff Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman
PLANNING & ZONING COMMISSION

**Appl #21-11P, Sullivan Ave Zone Change and General
Plan – GC to SAMUD Overlay Zone
Public Hearing 4-13-21
Planning Department Report**

1. Request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD) of 19 +/- acres and General Plan of Development for the renovation of 60,740 sf of commercial space and the development of 125 apartment units, on property known as Sullivan Avenue Plaza, located at 959, 1017 and 1079 Sullivan Avenue, GC zone
2. The applicant has provided a narrative, zone change and general plan with elevations and floorplans, cross-section views from Sullivan Ave, traffic report and fiscal impact analysis in support of this application.
3. The zoning regulations for the SAMUD Overlay Zone, adopted last year, requires that the minimum project size for consideration of a zone change area is 5 acres, maximum 20 acres with a 100 feet of frontage on Sullivan Ave. Other bulk requirements include: lot coverage of 40% and impervious coverage is 60% of residential component and 65% of commercial component; and maximum of 2:1 ratio of residential square footage to commercial square footage. The regulations also allow the commercial and residential lots to be owned separately; however, agreements and easement would be granted to operate a single entity. This applicant proposal these minimum requirements as illustrated in the zoning data block.
4. Section 8.3 includes review criteria for zone change request, including but not limited to:
 - a. The goals, objectives, and recommendations of the Plan of Conservation and Development;
 - b. The purposes of zoning and of these regulations;
 - c. Changes that have taken place in the rate and pattern of development and land use within the Town and adjoining communities;
 - d. The supply of land available in the present and proposed zone;
 - e. The physical suitability of the land for the proposed zone;
 - f. The impact on the capacity of the present and proposed utilities, streets, drainage systems, and other improvements;

- g. The general character and zoning of the neighborhood;
- h. Impacts on the surrounding area;
- i. Traffic congestion impacts;
- j. The impact on surrounding property values;
- k. The environmental impacts;
- l. The health and general welfare of the community;
- m. Neighborhood acceptance weighed against community needs; and
- n. The protection of historic factors.

5. One of the stated strategies in the Residential Development goals of the POCD is to Support Housing Opportunities that Help Achieve Economic and Transportation Goals. The plan states:

New housing in these Opportunity Areas should be:

- Supportive of and co-exist with commercial development so the housing does not reduce the economic viability of these areas. A mixed use approach is encouraged.
- Planned and laid out to avoid traffic issues. Housing development should minimize curb cuts, provide pedestrian and bicycle connections to nearby commercial uses and take other measures to reduce congestion issues.

The Residential Densities Plan map highlights the General Commercial zoned corridor along Sullivan Ave. as an area for potential mixed-use development.

The Business Development section of the POCD also has the goals of: Encouraging Business Development in Existing Business zones; and Improve the Appearance of Business zones.

6. A zone change is the appropriate time to discuss traffic impacts and other utility impacts. The applicant's traffic report indicates that the area roadway network is generally sufficient to accommodate traffic generated by the proposed development, with generally good LOS levels at most intersections. We did ask the applicant to look specifically at the LOS at the intersection of Hillside and entrance drive at 925 Sullivan Ave. to see if there was anything to improve the LOS.
7. Public water and sewer are available. The applicant's engineer has indicated that the utilities have adequate capacity to support this development. The Supt of Pollution Control has indicated that if any sewer upgrades are necessary, the developer will be responsible for providing the upgrades.

8. For residential development vs. commercial development, two of the main questions are the impact on taxes as well as the number of school children and impact on schools. The applicant has provided a detailed fiscal analysis for this project. We do have some newer residential apartment developments with which to analyze the numbers of school children – I am waiting for updated numbers and will provide them to the PZC once received from the school.
9. The purpose of the general plan is to show the planned use and layout of the property if the zone change is approved, including the general layout of utilities, drainage, open space and recreation areas. Special exception and site plan of development approval would be required prior to any construction on this site.
10. The information depicted in the General Plan is meant to be viewed as general information, with engineering details to be provided at the site plan stage. This two-step method provides the opportunity for the Commission to determine whether the multi-family use is appropriate for this site, and to make meaningful revisions if appropriate, prior to the applicant spending a substantial amount of money on full engineering.
11. The multi-family units proposed are shown in four buildings, three stories in height. The units include: 17 studios, 66 one bedroom and 42 two-bedroom units with a maximum unit count of 125. The regulations require 10% of those units as affordable units – the applicant has provided a statement that they intend to offer 13 studio units as affordable units. Details and an Affordability Plan would be required with the site plan submission.
12. Pedestrian access is being accommodated around the residential and commercial site, including adding a link of sidewalk along Sullivan Ave to the west to tie into the existing sidewalks along the plaza at 925 Sullivan Ave. Bicycle parking requirements are being met within both the retail center and residential units.
13. In several of the areas of the residential buildings, there are 8 foot retaining walls shown. At the time of the site plan application, the color/design of the walls should be reviewed.
14. There is a 50' buffer requirement along the easterly property boundary adjacent to Strawberry Fields Condominium complex. The buffer plantings must be designed by a licensed landscape architect. The buffer must obscure most of the view between the residential and non-residential zones within 5 years, and substantially block the view at maturity. To maximize using existing vegetation on site for the buffer to the east, trees of significance to be preserved in the

buffer area should be identified on the plans at the time of the site plan and located in the field.

15. The SAMUD requires 400 sq ft of recreation area per unit. This requirement is illustrated to be met through both active recreation (a clubhouse and outdoor pool) and preservation of the existing vegetation along the south and eastern property boundaries.
16. There are regulated wetlands on this site and activities shown within the wetlands and upland review areas. IWA/CC approval is not required for the general plan; if PZC approves this application, then the applicant will need IWA/CC approval for the site plan.
17. The Architectural and Design Review Board reviewed the general plan and architectural elevations at their March 18 meeting. The project was generally well received noting the need for redevelopment in this area. Comments/questions centered around the preservation of trees along Sullivan Ave., views into the site from Sullivan Ave., location, safety and height of the retaining walls and use of complimentary materials on the commercial residential buildings. It was suggested that additional elevations and perspectives be provided to better illustrate the appearance from Sullivan Ave. The applicant did prepare the suggested perspectives and you should have received them as a part of your packet. The applicant will be required to return the ADRC at the time of the site plan to address the site and architectural details.
18. The site is more than 500 feet from a Town boundary, so no referral to CRCOG was required.
19. At the site plan stage, in addition to previous comments, we would request the following items be addressed:
 - Explore putting a pathway from the first residential unit along Sullivan Ave to the traffic light if grades permit;
 - Document all easements and agreements between the commercial lots;
 - Show project phasing, in accordance with Section 5.10.B.9
20. If this zone change is approved, the Commission must state on the record that you have found the zone change to be consistent with the Town Plan of Conservation and Development.

March 26, 2021

Planning and Zoning Commission
Town of South Windsor
1540 Sullivan Avenue
South Windsor CT 06074

Re: Zone Change

Commissioners:

Please be advised that the Town of South Windsor Economic Development Commission, at its Regular Meeting on March 24, 2021, unanimously approved sending a letter to the Planning and Zoning Commission to support the REESG Newco South Windsor, LLC request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD)

Sincerely,



Paul Burnham, Chairman
Economic Development Commission

PB/dt

cc: Economic Development Commissioners

APPROVAL CONDITIONS FOR ZONE TEXT CHANGE

PZC Sponsored Electric Vehicle Charger Text Amendment

1. The Planning and Zoning Commission finds that the zone change is in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text amendment is 5/2/20.