Town Council Meeting

July 21, 2014
A survey conducted as part of the 2013 POCD found that **68% of residents** felt it was important for South Windsor to have a “Town Center”

POCD recommends making this happen
Recent Steps

• Discussions about the Town Center area
  • Planning and Zoning Commission
  • Chamber of Commerce

• Consider alternative concepts / approaches
Intended Direction
Overall Concept

• Encourage new patterns
  • Pedestrian-friendly
  • Mixed use
  • Village ambience

• Two areas
  • Center Core Area
  • Center North Area

• Key Concepts
  • Overlay = optional
  • Village district = mandatory
Next Steps

- PZC is moving ahead by amending:
  - Plan of Conservation and Development
  - Zoning Map
  - Zoning Regulations
Plan of Conservation and Development

DRAFT FOR PUBLIC REVIEW

South Windsor
Plan of Conservation and Development
February 2013
Plan of Conservation and Development

9. SOUTH WINDSOR CENTER

Goals
South Windsor Center is recognized as our Town Center and is a destination for residents and visitors.
The Center is vibrant, with a mix of uses and activities in a walkable setting.
The Center continues to be the Town’s civic hub.

Strategies
A) Reinforce a “South Windsor Center” brand.
B) Draw more people to the Center.
C) Enhance the Center through physical improvements.
D) Convey a vision for longer term redevelopment.

How important is it to you that South Windsor has a “Town Center”?
62% of respondents said that this was very important or somewhat important in the Community Survey.
53% felt that the crossroads area near Town Hall should be the Town Center.
Plan of Conservation and Development

- Internal “streets”
  - Character corridors
  - Privately owned / maintained
Plan of Conservation and Development

- Pedestrian connections
- Development opportunities
Add two (2) new overlay zones
Zoning Regulations

- Section 5.6 – Center Core Overlay
- Section 5.7 – North Core Overlay
- Section 8.8 – Village District Procedures
General Concepts

- Overlay zone – owner chooses to participate
- Dimensional flexibility (*for consolidated parcel*)
  - Reduced setbacks
  - Greater coverage
  - Higher buildings
  - Reduced parking

- Any new construction/parking area is a special permit
- Design will be closely regulated (“village district”) to create *“sense of place”*
- Must follow general concept in POCD
- Consolidated parcels encouraged / required

- Multi-family residential *in mixed use building* permitted / affordability requirement
Zoning Regulations
Section 5.7 – North Core Overlay

• General Concepts
  • Overlay zone – owner chooses to participate
  • Dimensional flexibility (for consolidated parcel)
    • Reduced setbacks
    • Greater coverage
    • Higher buildings
    • Reduced parking
  • Any new construction/parking area is a special permit
  • Design will be closely regulated (“village district”) to create “sense of place”
  • Must follow general concept in POCD
  • Consolidated parcels encouraged / required
  • Multi-family residential buildings permitted / affordability requirement
Zoning Regulations
Section 8.8 – Village District Procedures

• General Concepts
  • Designation of village district consultant
  • Referral to village district consultant
  • PZC can deny for design-related reasons
Intended Direction
Today

- What do you think?
Thank you!