

SOUTH WINDSOR CENTER

Proposed Approaches

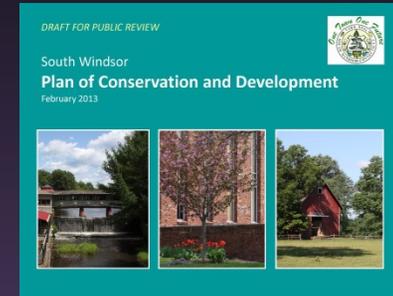
Town Council Meeting

July 21, 2014

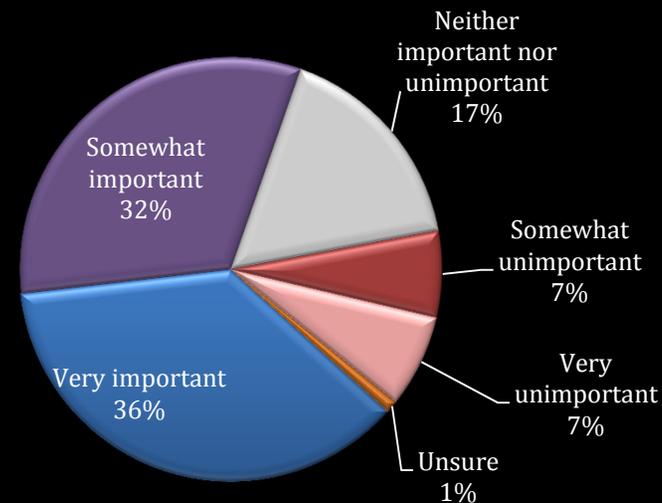


Plan of Conservation and Development

- 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



How important is it to you that South Windsor has a "Town Center"?



Recent Steps

- Discussions about the Town Center area
 - Planning and Zoning Commission
 - Chamber of Commerce
- Consider alternative concepts / approaches

Intended Direction



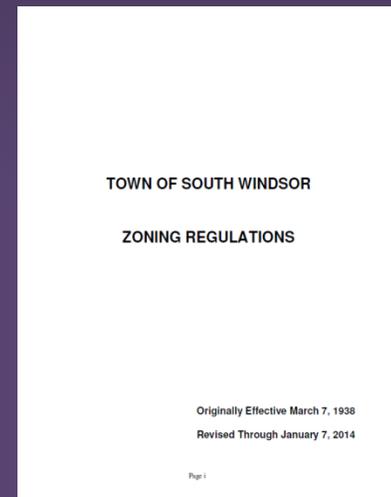
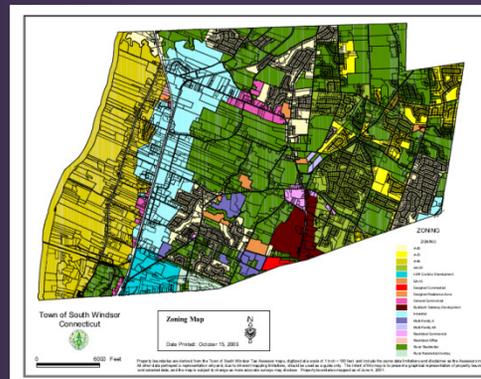
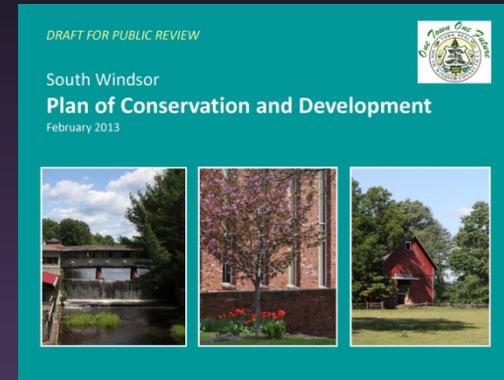
Overall Concept

- 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"?

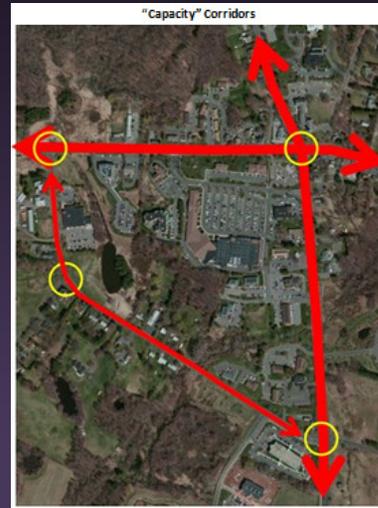
69% of respondents said that this was very important or somewhat important in the Community Survey.

62% felt that the crossroads area near Town Hall should be the Town Center.

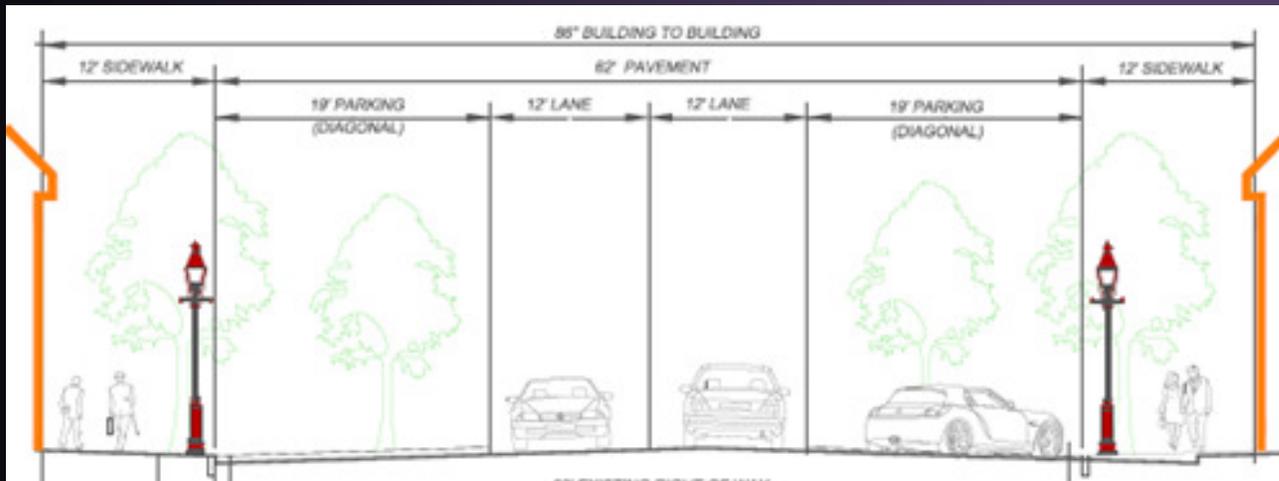
D| Convey a vision for longer term redevelopment.

Plan of Conservation and Development

- Internal “streets”
 - Character corridors
 - Privately owned / maintained



Blue = Existing
Yellow = New
Orange = Boulevard?

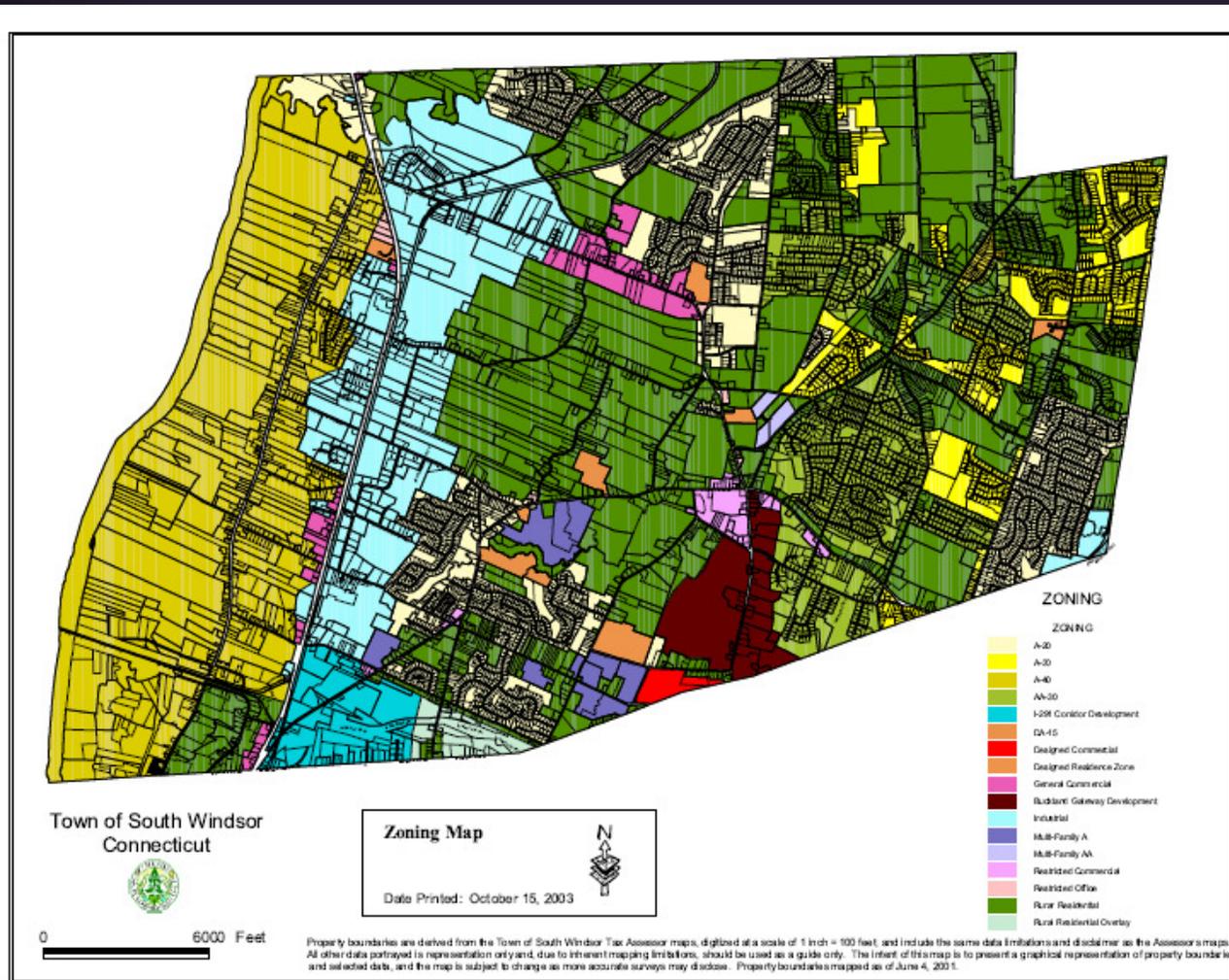


Plan of Conservation and Development

- Pedestrian connections
- Development opportunities



Zoning Map



Zoning Map

- Add two (2) new overlay zones



Zoning Regulations

TOWN OF SOUTH WINDSOR

ZONING REGULATIONS

Originally Effective March 7, 1938

Revised Through January 7, 2014

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Zoning Regulations

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

Zoning Regulations

Section 5.6 – Center 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 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!

