

To: MEMBERS OF THE PLANNING AND ZONING COMMISSION

RE: REGULAR MEETING – **WEDNESDAY, October 19, 2016**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, October 19, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

**AGENDA
AMENDED**

PUBLIC HEARING

SUBDIVISION

Application #16-23 – Paul Sobel
Executor of the Estate of Barbara D. Joslin

Proposed Subdivision Plan, dated 6/21/16 (Revised 8/22/16), 2 lots with street address of 41 Hedgehog Road HEARING CONTINUED FROM SEPTEMBER 21, 2016

SPECIAL PERMIT/SITE PLAN

Application #16-25 – Kathryn Baker
4141 Madison Avenue

Pursuant to Art. II, Sec. 3.1.4, Special Permit to establish medical office. HEARING CONTINUED FROM SEPTEMBER 21, 2016.

Application #16-27 – Henrick Home Construction, Agent for
Margaret & Alexandra Vanness
226 Lake Avenue

Pursuant to Art. II, Sec. 1.2.2.7 Special Permit to construct 680 sq. ft. addition for use as an accessory apartment.

ZONE CHANGE

Application #16-28 – Amending the zoning map and zone boundaries, of the Town of Trumbull, to change from Residential Zone A to B-C Long Hill Green a parcel of land located at 7 Whitney Avenue containing .44 acres more or less. Petitioner: Lane House Properties, LLC

ZONING AMENDMENT

Application #16-29 – Amending of Art. I, Sec. 3 to add definition of Health/Fitness Club; Art. II, Sec. 2.1.3.2; 3.1.6; 3.2.7; 3.3.6 to amend parking standards and Art. IV, Sec. 5 to add parking calculation chart. Petitioner: Planning & Zoning Commission

Regular Meeting

Request for Bond Reduction

Application #12-28 – RDR 5520, LLC & Bridgeport Hospital
5520 Park Avenue
Landscape Bond

Acceptance of Minutes

Accept minutes of the Regular Meeting of September 21, 2016 and the Special Meeting of September 28, 2016.

Planner's Report

Discuss and act on motion to the Trumbull Town Council to repeal/eliminate 2-4 of the Municipal Code, which exempts Town owned property from compliance with zoning regulations. Public input will be accepted.

By: _____
Helen Granskog, Clerk

**COMMISSION MEMBERS: PLEASE NOTIFY THE CLERK AT 452-5044 or
hgranskog@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.**

Revisions required:

Definitions: Article 1 Section 3

Health/ Fitness Club: Shall mean privately owned facilities where the primarily focus is individual fitness or training. Typically these clubs provide one or more of the following: exercise classes, weightlifting, gymnastics equipment, spas, locker rooms and/or a snack bar.

ARTICLE II

SECTION 2: SPECIAL RESIDENTIAL ZONES

2.1 Professional Office Overlay Zone (formerly Design District)

2.1.3 Conditions

1. Parking shall be permitted in the rear yard and the side yard with landscaped buffers; parking is prohibited in a front yard, and side yard parking shall be no closer to the street line than the dwelling;

2. A minimum of four (4) off-street parking spaces shall be provided for each permitted use, except for funeral homes as specified in Section 2.1.4(a)(3) below. All professional office uses shall have parking at the rate of one (1) space per 200 square feet of Gross Floor Area of the area proposed for office use. No On-Street Parking shall be permitted. The Planning and Zoning Commission shall have the discretion to vary the parking requirements based on findings from the traffic/access/parking study required for properties located on lower Main Street or based on findings from an analysis provided by applicants and accepted by the Commission for properties located on the portions of White Plains Road and Church Hill Road that are included in this overlay zone.

Refer to Section 5 for parking calculation

- ❖ *If there is a proposed change of use in an approved application this will require review from staff to determine if the existing amount of parking meets current standards. If it does not meet current standards then a site plan modification is required from the Planning and Zoning Commission*

BC Business Commercial Zone

3.1.6 Provisions for Vehicles

Except as expressly provided otherwise for particular uses, any Use within a B-C Commercial Zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers. *On street parking shall not be equated into the total number of required parking spaces for a proposed development.* Parking shall be in

accordance with Article IV of these Regulations. Any proposed Public Parking Garage shall be constructed in a style, manner, size and location on the lot which is in conformity with other buildings and structures on the lot and which does not detract from other improvements on the site. On-site parking areas shall be planted with trees (size and species as recommended by the Town Tree Warden) with at least one (1) tree for each ten (10) off-street parking spaces

Refer to Section 5 for parking calculation

- ❖ *If there is a proposed change of use in an approved application this will require review from staff to determine if the existing amount of parking meets current standards. If it does not meet current standards then a site plan modification is required from the Planning and Zoning Commission*

3.2 B-C-Long Hill Green (Business/Residential)

3.2.7 Provisions for Vehicles

Except as expressly provided otherwise for particular uses, any Use within this zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers. *On street parking shall not be equated into the total number of required parking spaces for a proposed development.* Parking shall be in accordance with Article IV of these Regulations. Any proposed Public Parking Garage shall be constructed in a style, manner, size and location on the lot which is in conformity with other buildings and structures on the lot and which does not detract from other improvements on the site. On-site parking areas shall be planted with trees (size and species as recommended by the Town Tree Warden) with at least one (1) tree for each seven (7) off-street parking spaces. Parking spaces adjacent to residential properties shall be screened with landscaped buffers as recommended by the Town Tree Warden.

Refer to Section 5 for parking calculation

Parking garages shall be limited to two levels, a ground level and a deck level. No retail usage shall be located below any parking level.

Parking garages shall be limited to two levels, a ground level and a deck or below ground level. No retail usage shall be located below any parking level.

- ❖ *If there is a proposed change of use in an approved application this will require review from staff to determine if the existing amount of parking*

meets current standards. If it does not meet current standards then a site plan modification is required from the Planning and Zoning Commission

3.3 Village Retail Overlay Zone

This section needs to be discussed prior to approval (Maddison Village Parking regulations)

3.3.6 Provisions for Vehicles

Except as expressly provided otherwise for particular uses, any Use within this zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the proposed use. On-street parking is prohibited. On-site parking areas shall be planted with trees (size and species as recommended by the Town Tree Warden) with at least one (1) tree for each twelve (12) off-street parking spaces. Parking adjacent to residential properties shall be screened with landscaped buffers. Specific parking requirements within this zone shall be as follows:

Refer to section 5 for parking calculation

- ❖ If there is a proposed change of use in an approved application this will require review from staff to determine if the existing amount of parking meets current standards. If it does not meet current standards then a site plan modification is required from the Planning and Zoning Commission

3.3.6.4 Seasonal Outdoor Dining

Full service restaurants 2,000 gross square feet or greater may provide up to 250 sq. ft. of seasonal outdoor dining space without providing additional parking. Beyond 250 sq. ft., additional parking must be provided at the rates outlined in 3.3.6.3. Other retailers may provide a single row of small metal or wood tables and chairs in front walkway area so long as this seating does not obstruct pedestrian movement or ADA access and does not extend beyond the frontage of that particular retailer. All such furniture, for both restaurants and other tenants, must be removed/stored in inclement weather months, generally November 1 through April 1.

Article IV Section 4.1.7

Parking Requirement Graph

Enclosed on excel spread sheet

TYPE OF USE	
Retail/ Service Type Uses	Minimum Parking Requirement
Shopping centers and retail stores up to 25,000 sqft	5 spaces per 1000sqft of gross floor area
Shopping Centers and retail stores more than 25,000 sqft	4.75 spaces per 1000sqft of gross floor area
Village Retail Overlay Zone	
Business and Professional offices	1 space per 250 sqft of gross floor space not including medical offices
Restaurants	13 Spaces per 1,000 sqft or gross floor area including outdoor patio
Retail stores and Banks	1 space per 200 sqft of gross floor space
Restaurant Type use	
Restaurant and other food or beverage service establishments	13 Spaces per 1,000 sqft or gross floor area including outdoor patio
Restaurant with Drive thru	11 Spaces per 1000 sqft of Gross floor area
Buffet Restaurant (High turn over sit down restaurant)	19.4 Spaces per 1000 GFA + 3.4 spaces per 1000 for employees (Page 260 ITE booklet)
Health/ Fitness Club	
Health/ Fitness Club	parking supply ratio 5.9 spaces per 1000 sqft of GFA and .57 per 1000 sqft of employee density
Residential	
Single Family	No more than 4 motor vehicles parked on any lot, other than within a garage
In-law/ Accessory Apartment	4 off street spaces required
Other uses	
House of Worship/ Community Center	1 space for every 3 seats for seating capacity under Fire Code
Hotels	1 space for each guest room plus 12 spaces for each 1000sqft of public space or 1.5 spaces for each guest room whichever is greater
Extended stay hotel	1.25 spaces for each guest room, Parking other than for visitors shall not be permitted in any front or side yard abutting a residential zone.
Industrial Zone Uses	
Assembly/ Factory	1 space for every 1.5 employees
Office Use	1 space per 250 sqft of office floor space
Medical Office	1 space per 200 sqft of gross floor space
Professional Office Overlay	
Professional Office Use	1 space per 200 sqft of gross floor space w/ PZ discretion
Other Permitted Uses	Mininum of 4 off street parking spaces
*If use is not specified please refer to Planning Zoning Staff	