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April 28, 2022

Rob Librandi  
Land Use Planner  
Planning and Zoning Department  
5866 Main Street  
Trumbull, CT 06611

**Re: Text Amendment – Trumbull Center Mixed-Use Overlay Zone Regulation**

Dear Mr. Librandi:

On behalf of my client, Trumbull Center, LLC, the Owner of Record of the property located at 900 White Plains Road, please accept the following as a proposed amendment to the Trumbull Zoning Regulations to create Article II, Section 3.6 and establish the Trumbull Center Mixed-Use Overlay Zone to read as follows:

**Article II**

**Section 3 COMMERCIAL ZONES**

**3.6 Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C**

**3.6.1 Statement of Purpose**

It is the intent of this regulation to enhance the vitality and cohesion of designated areas by allowing for mixed-used development including commercial uses with rental or ownership housing opportunities in an aesthetically pleasing community for individuals and households, including singles, couples, empty-nesters, and others, who, for reasons of cost or lifestyle, choose not to reside in a single-family house. A mixed-use development is intended to blend multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one location, where those functions are to some degree physically and functionally integrated.

### 3.6.2 Location

For purposes of this regulation, the Trumbull Center Mixed-Use Overlay Zone may be applied to properties zoned Commercial B-C and located on parcels of land with a minimum lot size greater than Five (5) acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road.

### 3.6.3 Requirements

- a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Commercial Zone B-C regulation, Article II Section 3.1.
- b. Multi-family dwellings shall be permitted provided that units are restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby, access, or amenity area to the multi-family dwelling use.
- c. The maximum allowable residential density shall be 12 units per gross acre.
- d. Residential units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.
- e. A minimum of 10% of residential units constructed in this zone shall be restricted to a rent or sales price affordable to residents who earn 80% or less of the area median income. This requirement shall be applicable to all residential developments of 10 or more units.
- f. The maximum building height of any mixed-use building containing multi-family dwellings shall be Five (5) stories or 65 feet.
- g. The buffer of any mixed-use building containing multi-family dwellings from a property line or any other zone shall be Forty (40) feet.

### 3.6.4 Application Procedure

An application to apply the Trumbull Center Mixed-Use Overlay Zone must include an application for a Special Permit in accordance with Article XV of these Regulations. The Commission may approve a petition to apply the Trumbull Center Mixed-Use Overlay Zone if it conforms to the purposes set forth in this regulation.

Sincerely,



Christopher B. Russo