

Parcel Description

Beginning at a point in the easterly street line of Monroe Turnpike (CT Route 111), said point being the northwesterly property corner of parcel shown on a map entitled "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT OLD MINE ROAD – (RTE. 111) TRUMBULL. CONNECTICUT PREPARED FOR RVW LIMITED PARTENERSHIP, SCALE 1"=60', DATED MARCH 6, 2001" prepared by the KASPER Group, Inc., Bridgeport, Connecticut thence running the following courses and distances along said parcel and the adjoining parcel N/F Old Mine Associates LLC, each in part,

S29° 28' 53"E a distance of 350.33 feet to a point; thence
S29° 53' 35"E a distance of 183.75 feet to a point; thence
S29° 52' 48"E a distance of 248.67 feet to a point; thence
S29° 42' 23"E a distance of 300.03 feet to a point; thence
S29° 57' 19"E a distance of 146.22 feet to a point; thence
S30° 02' 56"E a distance of 145.37 feet to a point; said point being the northeasterly property corner of said parcel, thence running the following courses and distances along said parcel and the adjoining parcel N/F the Town of Trumbull, each in part,

N70° 17' 00"W a distance of 19.80 feet to a point; thence
S88° 02' 31"W a distance of 8.84 feet to a point; thence
S73° 54' 32"W a distance of 7.93 feet to a point; thence
S73° 43' 01"W a distance of 13.22 feet to a point; thence
S61° 32' 38"W a distance of 36.60 feet to a point; thence
S46° 37' 01"W a distance of 160.18 feet to a point; thence
S51° 40' 32"W a distance of 13.54 feet to a point; said point being the southeasterly property corner of said parcel, thence running the following courses and distances along said parcel and the adjoining parcel Old Mine Road (N/F State of CT), each in part,

Deflecting left along the arc of a curve having a radius = 1,298.24 feet, a central angle of 17° 05' 05" a distance of 387.12 feet with a chord = N62° 11' 46"W to a point; thence
Deflecting left along the arc of a curve having a radius = 2,071.56 feet, a central angle of 03° 35' 42" a distance of 129.98 feet with a chord = N68° 49' 28"W to a point; thence
N70° 31' 21"W a distance of 401.34 feet to a point; thence
Deflecting right along the arc of a curve having a radius = 452.46 feet, a central angle of 18° 58' 14" a distance of 149.81 feet with a chord = N50° 40' 30"W to a point; said point being the southwesterly property corner of said parcel, thence running the following courses and distances along said parcel and that of Monroe Turnpike (N/F CT Route 111), each in part,

N04° 34' 51"E a distance of 108.85 feet to a point; thence
Deflecting right along the arc of a curve having a radius = 910.93 feet, a central angle of 14° 06' 00" a distance of 224.17 feet with a chord = N11° 38' 00"E to a point; thence
N30° 26' 35"E a distance of 371.32 feet to a point; thence
Deflecting right along the arc of a curve having a radius = 910.93 feet, a central angle of 00° 12' 24" a distance of 3.29 feet with a chord = N42° 18' 23"E to a point; thence
N46° 19' 25"E a distance of 220.81 feet to a point; thence
N52° 43' 40"E a distance of 34.43 feet to a point; thence
N44° 33' 57"E a distance of 70.84 feet to the point and place of beginning, said parcel containing 17.6062 acres.

Proposal Narrative
for
48 Monroe Turnpike
October 17, 2018

48 Monroe Turnpike, LLC is the current owner of 48 Monroe Turnpike, a 17.6-acre property located on the easterly side of Monroe Turnpike (CT Route 111) and the northerly side of Old Mine Road.

The property predominantly lies within Commercial Zone B-C (Business). A smaller portion of the southeasterly corner of the property between the Pequonock River and Old Mine Road lies within Residence Zone A.

The property is home to a vacant 253,000 square foot office building with underground parking, surface parking, and a separate 145,000 square foot parking garage. The office building was approved by Special Permit effective August 12, 1983 and completed in 1988. It is comprised of four levels. The two lowest level are structured parking and the two upper levels are office. The parking garage was approved by Special Permit effective June 19, 1995 and is comprised of three levels.

Most recently, the site served as the regional headquarters for United Healthcare (formerly Oxford Health Plans) from 1995 until their departure in 2015. At the time United Healthcare indicated to former First Selectmen Herbst that the move was caused entirely by the obsolescence of the building which could not be adapted to fit the company's operations.

The property was recently purchased by 48 Monroe Turnpike, LLC represented on this application by Senior Living Development and Silver Heights Development and their principals Mark DePecol and Tommy Haendler. Their vision for the site is to convert this vacant and obsolete office site to an age-friendly community providing a diverse set of housing options for an aging population.

Both structures on site will be adaptively re-used. After selective demolition, the superstructure of the office building will be converted for use an assisted living facility offering memory care, assisted living, and independent living with around 200 units. The garage will be re-used for parking and selectively filled-in and wrapped with a new age-restricted residential building with around 150 dwelling units serving active adults that are at least fifty-five years old. The resulting site will include less asphalt, more landscaping, less parking, and generate less traffic during commuter hours than the office building. An illustrative site plan and schematic architectural plans and renderings are being developed indicating the full build-out of the site and will be provided separately.

To effectuate the proposal the land use process is proposed in two steps which, when complete, will include a zoning map amendment, zoning text amendments, a subdivision, application for a site plan and special permit to establish two overlay zones, and a wetland permit. The first step of the process includes the request to change the zone of the site from B-C and A to Industrial Zone I-L as well as the request to make selective amendments to the text of the zoning regulations in the sections covering the Industrial Zone I-L (Light Industry - 5 acres), the Assisted Living Facility Zone (Industrial), and the Multi-Family Overlay Zones, the latter two are overlay zones allowed in Industrial Zone I-L.

The requested zone change is consistent with the Future Land Use Plan found in the Plan of Conservation and Development which indicates the subject property to be used as an Industrial Area. The zone change is necessary to enable the application of the overlay zones in a second, subsequent round of applications.

The requested text amendment in ARTICLE II, Section 4.1 Industrial Zone I-L (Light Industrial - 5 acres) clarifies the measurement of building height and modifies the setback to a street to 50 feet from 100 feet. It is noted that both the current B-C zone and the planned ALF Zone (Industrial) allow for a 50-foot front yard setback.

The requested text amendment in ARTICLE II, Section 2.6 Assisted Living Facility Zone (Industrial) will allow independent living units within an assisted living facility, require increased parking provisions for those independent living units, clarify the measurement of building height, and modify the lot coverage from 40% to 60%. It is noted that both the current B-C zone and the proposed I-L zone allow a lot coverage of up to 80%.

The requested text amendment in ARTICLE II, Section 7.6 Multi-Family Overlay Zones creates requirements for Active Adult Age Restricted Dwelling Units, allows developments exclusively comprised of such units to have direct access from a state highway, and establishes a town-wide cap on the number of such units allowed separate from the cap for other MFO dwelling units. The concept is to provide housing options for people over the age of fifty-five, including their spouses and adult children, that is separate and distinct from the other multi-family housing options. The text amendment also clarifies the measurement of building height and allows for an additional 5% of building coverage specifically for accessory structures to allow for a rich suite of amenities to be catered to suit the intended population of the building.

The requested text amendments are consistent with one of the Key Recommendations of the Plan of Conservation and Development which seeks to continue to provide housing opportunities and address changing housing needs while protecting Trumbull's residential character. The subject parcel is well buffered from single-family residential neighborhoods, and, at the end of this process, will be less intensely developed than it already is by some measures (coverage, parking, peak traffic).

The vision for this age-friendly community provides a continuum of housing options for an aging population. "Down-sizers" can live in the age restricted active adult development and their demographic parents can live in the assisted living facility starting in an independent living unit where services are available as selected, and progressing, as necessary, to full assisted living support. As a result, the town will benefit from significant additional tax revenue without incurring the cost of services associated with conventional housing.

As noted above, the zone and text amendment applications will be supported by demonstration plans indicating the build-out of the site. Fully detailed plans and requisite technical reports will be provided during the second step of the land use process when special permit applications are filed with the request to land the Assisted Living Facility Zone (Industrial) on the portion of the site containing the office building and the Multi-Family Overlay Zone on the portion of the site containing the garage.

Future Land Use Plan

Trumbull, CT

