



RECEIVED
AUG 30 2023
TOWN OF WINDSOR
PLANNING DEPT

**Petition for Text
Amendment to the
Zoning/Subdivision
Regulations/Form-Based
Code**

TOWN PLANNING AND ZONING COMMISSION

This petition is for an amendment to the: Zoning Regulations Subdivision Regulations Form-Based Code

A.R. Building Company 724-741-2331
Name of Applicant Phone #
310 Seven Field Boulevard, Suite 310, Seven Fields, PA emily@arbuilding.com
Applicant's Address E-mail Address

Please re-write the entire section with the proposed deletions in [brackets] and proposed additions underlined (you may attach the proposed amendments to this application form).

A proposed new district is attached - Highway Transitional Design Development

Please explain your reason(s) for amending the text: The Highway Transitional Design Development is to provide for higher density residential uses at the intersection of Interstate 91 and Bloomfield Avenue, which
which will create oportunites for new development where infrastructure already exists.

Please explain how this change will improve the Zoning/Subdivision Regulations or Form-Based Code: _____
This is a new zone

How will the change affect the Town's adopted Plan of Conservation and Development? _____
This is generally consistent with the Plan of conservation and Development

Emily Mitchell
Applicant's Signature

8/29/2023
Date

Office Use Only*****

Fee \$ 310.00 Ck. No. 256266 App. rec'd by: Andrea Comm. Action/Date: _____

13.2.10 Highway Transitional Design Development

A

Intent

The purpose of the Highway Transitional Design Development is to provide for higher density residential uses at the intersection of Interstate 91 and Bloomfield Avenue, which will create opportunities for new development and redevelopment of underutilized parcels with enhanced architecture and site design, encourage development where infrastructure already exists, offer modern options for housing with amenities in close proximity to commercial businesses and transportation nodes, transition from higher intensity commercial uses to lower intensity single family uses, contribute to the Town of Windsor's economic development and accommodate pedestrian access and open space preservation.

- (1) A Highway Transitional Design Development shall include the following design elements:
 - (a) high quality architectural and site design of all buildings and improvements;
 - (b) facilities for pedestrians, bicycles, access to public transit, and motor vehicles, all with connectivity to surrounding uses and development;
 - (c) open spaces such as passive and active recreational areas, parks, greens, gardens, landscaped streets, pools, and natural features woven into the pattern of the neighborhood;
 - (d) greater flexibility and, consequently, more creative and imaginative site design that is more harmoniously related to the land than would otherwise be possible under conventional land development procedures;
 - (e) a minimum of 25% of the gross site area, including inland wetlands, preserved as open space; and
 - (f) general consistency with the Plan of Conservation and Development.
- (2) A Highway Transitional Design Development may include the following:
 - (a) multi-family dwellings;
 - (b) appropriately-scaled retail, commercial, and service facilities which retain and maintain a shopping street environment inviting to pedestrian use (e.g., display windows and other pedestrian amenities in close proximity to public sidewalks) consistent with the bulk and dimension requirements of the B-2 Zone.

B

General Requirements and Provisions

A Highway Transitional Design Development shall provide for a creatively designed development of residential and supportive commercial uses interconnected to each other and to similar surrounding uses as well as to both active and/or passive recreational areas. The Commission shall determine which open space areas are to be deeded to the Town and which shall be owned and maintained by a private homeowners association, the existing property owner or other entity approved by the Commission.

C

Location, Site, and Miscellaneous Standards

(1) Location Standards

Highway Transitional Design Developments may be considered only within the Highway Transitional Design Development Area, as shown on the map titled "Highway Transitional Development Area" contained in Appendix, page A-41.

(2) Site Standards

- (a) The Site shall contain a minimum of 10 contiguous acres in one or more parcels (for the purposes of this Section, acreage is contiguous even if divided by a public or private roadway).
- (b) The site shall contain a minimum of 5 acres of developable land in one or more parcels.
- (c) Notwithstanding subsections (a) and (b) above, pursuant to a zoning map change, one or more contiguous parcels may be added to an existing Highway Transitional Design Development if such parcel or parcels are contiguous to an existing Highway Transitional Design Development, even though the proposed parcel or parcels contain less than 10 acres and/or less than 5 acres of developable land.
- (d) The site shall have frontage on or at minimum deeded access to Bloomfield Avenue, through which the site shall have a primary access and, at a minimum, one additional point of access for emergency vehicles acceptable to the Fire Marshal.
- (e) The adjacent streets shall have the capacity to safely convey the additional traffic developed by the proposed development as demonstrated by a traffic impact analysis submitted at the time of application for concept plan approval.
- (f) The site shall be served by MDC sewer and water.
- (g) All residential units shall be within a one-mile walking distance of a stop on an existing bus route, as measured along the path a pedestrian would use to access the bus stop.

(3) Miscellaneous Standards

All public streets shall be constructed in accordance with the Town of Windsor Engineering Standards and Specifications. Due to the unique nature of any proposed development under these regulations, the applicant may propose an alternate cross-section for review and approval by the Town Engineer.

All private streets shall be constructed in accordance with the Town of Windsor Engineering Standards and Specifications and any other applicable Town Code or an alternate cross-section with a narrower pavement width and related street right-of-way if deemed appropriate by the Commission after considering the input of the Town Engineer and Fire Marshal, to preserve green space, reduce paved surfaces and the resultant stormwater runoff and lessen environmental warming; however the pavement and base cross-section of such construction shall be in accordance with the Town of Windsor Engineering Standards and Specifications or Section 3 of these Regulations, whichever is deemed most appropriate by the Commission.

- (a) Base residential density shall be 14 dwelling units per acre of land. Highway Transitional Design Developments which restrict at least 10% of their dwelling units as either affordable or elderly housing may increase base residential density by 50%.

(b) Multi-Family Dwellings

- (i) Multi-family dwellings may be on the same lot under one ownership or on separate lots with interior property lines dividing the lots along party walls.
 - (ii) Building facades shall be varied and articulated to provide visual interest. This can be accomplished by incorporating offsetting planes, changes in wall texture and color, inset or protruding balconies, and other architectural elements into the design of the buildings.
 - (iii) Minimum living area requirements exclusive of dead storage in basement:
 - (1) Studio: 525 square feet
 - (2) One-Bedroom: 700 square feet
 - (3) Two-Bedroom: 1,000 square feet
 - (4) More than two bedrooms: Add 150 square feet of additional area for each additional bedroom
 - (iv) Multi-family dwellings without individual basements shall have indoor laundry facilities which shall be accessible from within the dwelling without the need to go outdoors.
 - (v) Multi-family dwellings shall be located at least 30 feet from any property line adjacent to a single-family residential zone.
 - (vi) Buildings may be constructed up to four stories, but no more than 50 feet in height, unless the Commission determines that any additional height is in keeping with the character of the area and the overall project design, is not detrimental to surrounding areas, and preserves valuable open space land.
 - (vii) Multi-family dwellings of more than four stories and 50 feet in height shall have increased setbacks of two-feet for each foot of additional building height.
- (c) Section 4.4 shall apply to a Highway Transitional Design Development, except that no trailers, recreational vehicles, commercial vehicles, boats or similar items may be stored on any lot unless stored within a permanent structure that is consistent in design and materials with the character of the development.
- (d) Open space shall be dedicated to the Town as per Section 14.1.21 or the Commission may accept an alternate grantee such as a homeowners' association, Windsor Land Trust, the existing property owner or other responsible group.
- (e) Scenic or conservation easements shall be as per Section 14.1.22.
- (f) Sidewalks along public and private streets shall be provided in accordance with Section 3.5.1. Sidewalks along existing streets shall be continued within the existing street right-of-way to connect to an existing sidewalk, an existing crosswalk, or a new crosswalk connecting to an existing sidewalk provide such extension does not extend beyond the property lines of the subject parcel(s).

- (g) The applicant shall submit a written program for the maintenance of all common areas such as open space, landscaping, recreational areas and facilities, lawns, sidewalks, streets, drives, and all utilities and facilities. The program shall include any fee structures associated with the use of common facilities, the party responsible for their maintenance (e.g., lot owner, homeowners' association, or a combination thereof), and how the responsibility will be legally bound upon that party (e.g., by covenant or deed).
- (h) A Highway Transitional Design Development shall comply with the Town of Windsor Subdivision Regulations, where applicable.
- (i) Notwithstanding the requirements of Section 3.3.5, 1.5 parking spaces shall be provided per efficiency, one-bedroom or two-bedroom dwelling unit.
- (j) A Highway Traditional Design Development shall provide adequate access for emergency vehicles acceptable to the Fire Marshal and principal structures shall be protected by automatic sprinkler systems.

D
Procedure

All Highway Transitional design development applications shall be submitted, received, and reviewed in accordance with Section 16.7.

- (1) The Applicant is encouraged to discuss their proposal for a Highway Transitional design development with town staff and to utilize the pre-application scrutiny process in order to obtain direction from the Staff and the Commission prior to preparing a concept plan application.
- (2) An application for an Inland Wetlands and Watercourses Commission (IWWC) permit shall not be required for any activity regulated pursuant to CGS Sections 22a-36 to 22a-45 inclusive, at the time of submission of a concept plan application, however, the Applicant shall present the preliminary concept plan to the IWWC for preliminary review and comment and present the IWWC comments to the Commission at the time of the public hearing on the concept plan.
- (3) An application for Permit for an activity regulation by Chapter 3, Article III of the Windsor Code of Ordinances, the Flood Plain Management Ordinance, or a Floodplain Development Permit shall not be required at the time of submission of a concept plan application, however, the Applicant shall discuss the concept plan with the Local Floodplain Manager and present their comments to the Commission at the time of the public hearing on the concept plan.
- (4) If phasing of approval of the detailed plan and the related bonding and construction is desired, the proposed phasing shall be presented at the time of concept plan application demonstrating that the completion of each phase will be in compliance with the requirements of the Town of Windsor Zoning and Subdivision Regulations.
- (5) The detailed plan and construction may be approved in phases. Construction details showing the limits and termination of the phase to be constructed shall be submitted to demonstrate that, upon completion of this phase of construction, the project shall be in compliance with the requirements of the Town of Windsor Zoning and Subdivision Regulations.

- (6) A complete detailed plan application, for at least one self- supporting phase, if a phasing plan was approved as part of the design development concept plan application, shall be submitted for review within one year of the approval of the concept plan.
 - (a) If a detailed plan is not submitted for review within one year of the approval of the concept plan and an extension is not granted as provided for in Section 16.7.6C, the concept plan approval shall become invalid.
 - (b) When the approved concept plan contains a phasing plan, a detailed plan for the first phase of the development shall satisfy the requirements of this subsection.

Highway Transitional Design District

