

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: TPZ Commission
From: Erik S. Hinckley, Land Use Enforcement Officer/Asst. Town Planner
Date: January 21, 2021
Re: 712 Cedar Street – Re-subdivision – Petition 43-20

Staff report:

The applicant is applying for a Re-subdivision of this property.

Currently the parcel is zoned PD (Planned Development) and also falls within the TOD (Transit-Oriented Development) overlay district. The existing parcel is 4.45 acres and has an approved Starbucks currently on site. This proposal would split the existing parcel into 2 (two) new lots. The proposed lot A will continue to house the existing Starbucks and is 2.21 acres in area. The proposed lot B is 2.23 acres. This parcel is concurrently going through a TPZ site plan application for the proposed 4-story hotel.

We reviewed the plans submitted with this application. As you can see from the Zoning Summary Charts shown on the proposed plans, the proposed lots meet all the requirements for the PD zone as noted in section 4.5 of the regulations, as well as the requirements of the Town subdivision regulations.

Zoning Summary Chart - Lot A			Zoning Summary Chart - Lot B		
Zoning District(S):	Planned Development (PD)		Zoning District(S):	Planned Development (PD)	
Overlay District(S):	Transit-Oriented Development (TOD)		Overlay District(S):	Transit-Oriented Development (TOD)	
Zoning Regulation Requirements	Required	Provided*	Zoning Regulation Requirements	Required	Provided*
MINIMUM LOT AREA	1.0 Acres	±2.22 Acres	MINIMUM LOT AREA	1.0 Acres	±2.23 Acres
FRONTAGE	70 Feet	±61 Feet (Cedar Street) ±376 (Fenn Road) ±185 (Myra Cohen Way)	FRONTAGE	70 Feet	±220 Feet (Cedar Street) ±161 Feet (Myra Cohen Way)
FRONT YARD SETBACK	35 Feet	±32 Feet (Fenn Road) ±22 Feet (Myra Cohen Way)	FRONT YARD SETBACK	35 Feet	±128 Feet (Cedar Street) ±137 Feet (Myra Cohen Way)
SIDE YARD SETBACK	10 Feet	110 Feet	SIDE YARD SETBACK	10 Feet	51.8 Feet
REAR YARD SETBACK	15 Feet	N/A	REAR YARD SETBACK	15 Feet	N/A
PARKING SETBACK	5 Feet	5 Feet	PARKING SETBACK	5 Feet	5 Feet
MAXIMUM BUILDING HEIGHT	4 Stories / 45 Feet	19.5 Feet	MAXIMUM BUILDING HEIGHT	4 Stories / 45 Feet	4 Stories / 43'-6"
MAXIMUM IMPERVIOUS	90%	33.5 %	MAXIMUM IMPERVIOUS	90.0 %	79.8 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	10.0 %	15.3 %	INTERIOR PARKING LANDSCAPING PERCENTAGE	10.0 %	15.3 %

* BASED ON SUBDIVIDED LOT LINES AS SHOWN ON THIS PLAN & THE APPROVED SITE PLANS TITLED "PROPOSED STARBUCKS DEVELOPMENT" DATED JULY 6, 2016 BY VHB

* BASED ON "PROPOSED HOTEL DEVELOPMENT" SITE PLANS DATED DECEMBER 28, 2020 BY VHB

As you can see from the attached documents, at the time of the submission, the applicant requested a series of waivers. We discussed these requests with the applicant during the staff review and have agreed that a deferral is more appropriate at this time. The TPZ will have an opportunity to review requests for waivers, if any are submitted, at the time the development proposal applications are submitted. The

applicant's plan preparers satisfied all comments from both the Planning and Engineering departments. Staff recommends approval of this re-subdivision.

Commission:

In reviewing this application, the commission should act in its administrative capacity and vote to approve this Re-subdivision as it meets the current zoning and subdivision requirements.