

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Erik S. Hinckley, Asst. Town Planner / Land Use Enforcement Officer
Date: March 15, 2022
Re: Culver Street Apartments at 35, 67 and 69 Culver St. and 258 Deming St.
Petition # 07-22: Special Permit
Petition # 08-22: Site Plan

Staff Report:

The applicant, AR Building Company, Inc., is applying for a special permit to allow a 225-unit multi-family residential development in the PD (Planned Development) zone under section 3.19 of the zoning regulations at 35, 67, 69 Culver Street, and 258 Deming Street. They are also seeking approval for the site plan under section 5.3 of the regulations.

All special permit applications require a public hearing. When considering special permit applications, the Commission should refer to the General Special Permit criteria listed in section 5.2.6 of the regulations and specific special permit criteria for residential development in the PD (Planned Development) zone in section 3.19.2.

Site plan applications do not require public hearings, and are reviewed under the provisions of section 5.3.3 of the regulations. (sections 3.19.2, 5.2.6, and 5.3.3 are attached on pages 2 thru 4 for your review)

Prior to these applications the applicant received the following approvals from various town land use boards;

1. Wetland Permit - November 16, 2021.
2. Zoning map amendment to change zoning from R-20 to PD for the portion of a property - November 22, 2021. Of the proposed residential buildings, one full building (building #3) and a corner of building #4 will be located within the area of the recently changed zone, as is the case for the proposed clubhouse.
3. Zoning regulations amendment to remove the requirement of direct access to the Berlin Turnpike for residential developments within the PD zone - January 26, 2022.

35, 67, 69 Culver Street, and 258 Deming Street combined contain approximately 26.25 acres. The applicant is proposing to construct a total of 5 residential buildings that will contain 225 market rate apartment units. There will be 113 two-bedroom units and 112 one-bedroom units. The apartment complex will also have a clubhouse building and a pool serving their residents.

Access to and from the property is provided via two different entrances from Culver Street, both located due south from Jean S. Haltner's property with the existing single-family home to remain. One of the driveways will serve as the residential access to and from the property. The other will be gated and used for emergency access only.

The proposed site plan shows a network of onsite sidewalks; however, no sidewalks are proposed to be constructed along either Culver nor along Deming Street property frontage. The plans show a crosswalk, located at the site entrance, which connects the site pedestrian infrastructure with the existing sidewalk running along the east side of Culver Street.

As proposed the plan shows 450 parking spaces which exceeds our current requirement and the applicant's projected parking generation which they indicated was approximately 370-380 parking spaces. Our regulations require a minimum of 338 parking spaces for an apartment complex of this size. The excessive parking was reflective of our old parking regulations. The applicant indicated they will be reducing the proposed parking to closer match their projected parking utilization.

The planting and landscaping plan provide for 137 trees, 914 shrubs, and 175 wetland buffer friendly plantings for some of the regulated wetland areas (see the planting plans on sheets 19 thru 21). Additionally, as part of this proposal the owners will be granting conservation easements to the town which total 15.05 acres of land, or approximately 57% of the property.

The residential buildings will each be 4 stories in height. The exterior of the buildings will be a combination of brick with vinyl siding. (see the architectural elevations sheets A1 and A2)

The revised traffic impact report, dated February 8, 2022 was reviewed by the Town Engineer. In general, the Town Engineer agrees with the conclusions of that revised report.

Engineering and the Fire Marshal have completed their review of the plans and documents, and reported no substantive or significant technical concerns or comments.

Commission:

In reviewing the special permit application, the Commission should consider the criteria for all special permits as delineated in section 5.2 of the regulations, specifically section 5.2.6 (attached). Section 3.19.2 (attached) should also be reviewed for the special permit aspect of that application. Additionally, when acting on the site plan, the Commission should consider the criteria for site plans as delineated in section 5.3 of the regulations, specifically section 5.3.3 (attached).

3.19.2 Residential building may be permitted subject to the following conditions.

A. Permitted Uses

1. Residential buildings and their necessary accessory facilities subject to the density requirements set forth in this section. (Effective 5/11/2021)
2. Retail, office or service uses on the first floor only of such buildings.

B. Conditions

This use and its permitted density and height is declared to meet a community need and to be compatible with its environment, provided that the Commission finds that all of the following conditions and standards have been met.

1. Reserved (Effective 2/8/2022)

2. Minimum Site Area

The minimum site area shall not be less than 5 acres. (Effective 8/15/2007)

3. Residential Density

The density of residential uses shall be subject to the provisions of Section 4.5 Table A. (Effective 5/11/2021)

4. Recreation Area

Suitable common open space for the recreation of children and adults shall be provided and screened from driveways, streets and parking access. At least 200 square feet of such space shall be required per dwelling unit.

5. Height of Buildings

No principal building shall exceed a height of 4 stories or have less than 2 stories, and no accessory building shall exceed a height of 15 feet. (Effective 12/01/2001)

6. Spacing of Buildings

Buildings shall be so located and arranged as to permit full access to the sun.

7. Dwelling Units

The basement shall not be occupied as living quarters.

8. Parking Space

In addition to the requirements of Section 6.1, no garage or parking space shall be nearer than 35 feet from any street right of way. Parking under a building is permitted.

9. Fire Protection

a) Standpipes for fire protection with hoses on each floor shall be provided sized in accordance with standards of the National Fire Protection Association in all buildings three or more stories in height and more than 10,000 square feet per floor.

b) Automatic sprinklers shall be provided in stairwells, corridors, and basements for all buildings four or more stories in height.

5.2.6 In reviewing the proposed special permit, the Commission shall consider the following criteria as

well as any specific standards pertaining to the requested special permit or special permit and record its findings in the record of the meeting:

A. The need for the proposed use in the proposed location.

B. The existing and probable future character of the neighborhood in which the use is located.

C. The size, type and location of main and accessory buildings in relation to one another, and in relation to other structures in the vicinity.

D. Traffic circulation within the site; amount, location and access to parking, and traffic load or possible circulation problems on existing streets or proposed streets and driveways considering impact on existing streets are effected. For large scale retail developments in excess of 40,000 square feet of gross floor area a traffic impact analysis report with proposed mitigation measures shall be submitted with the application.

E. Availability of public water and sewer, and possible overloading of water and sewage systems and the adequacy of the existing off site storm water system serving the property to safely accommodate any increase in drainage. (Effective 12/01/2001)

F. Location and type of display signs, lighting and landscaping and the impact of type signs on adjacent properties.

G. Safeguards to protect adjacent property, and the neighborhood in general, from detriment including, but not limited to proper buffering.

5.3.3 Commission Review

In reviewing site plans, the Commission shall consider the following, as well as the conditions and standards herein. Applicants should also refer to Section 7.4, Design Standard and Site Plan Checklist.

1. The existing and planned future character of the adjacent property.
2. Traffic circulation within the site; amount, location and access to parking; traffic generated and possible traffic hazard or circulation problems on existing or proposed drives or streets.
3. Availability and adequacy of public utilities serving the site and the adequacy of the existing and proposed stormwater system to accommodate any increased drainage. (Effective 12/01/2001)
4. The location of signage, lighting and natural or landscape features.
5. Safeguards to protect adjacent property and the neighborhood in general from detriment or depreciation.
6. The suitability of the building design to its site.
7. Safeguards to promote the convenience of travel and the orderly use of land through the safe location of driveways, the number, size and access points to a site in relationship to adjacent properties and the public roadway. (Effective 12/01/2001)