



## PLANNING & ZONING APPLICATION SUPPLEMENT

### CONSISTENCY WITH ADOPTED PLAN OF PRESERVATION, CONSERVATION AND DEVELOPMENT

A Walk-In Medical Center, LLC is proposing to construct a Drive-Through Restaurant on an undeveloped parcel of land located at 49 Fenn Road (State Route 505), identified as Map 07, Block 008, Lot 000 on Tax Assessor's Mapping, and consisting of 0.54 acres. The Site is located on the west side of Fenn Road approximately 300' to the south of the intersection with Ella Grasso Boulevard and is hereinafter referenced as the "Site".

The Site is currently in the Industrial Zone (I). A Zoning Map Change to the Planned Development District (PD) is proposed to allow for the Drive-Through Restaurant use as described under Section 3.19 of the Newington Zoning Regulations. The parcel is also located within the Transit Oriented Development Overlay District (TOD). No change to the TOD District is proposed.

The proposed zone change is consistent with other PD parcels in the area, including directly to the east of Fenn Road, will increase development opportunities for the vacant parcel, and is consistent with the 2020-2030 Plan of Preservation, Conservation and Development as follows:

- The Site lies within Opportunity Area C – West Cedar Street on page 50.
  - Changing the Zone to PD maximizes the opportunity of reuse and development of the site for commercial purposes to compliment the surrounding developments, CCSU campus, and adjacent Cedar Street FASTrak Station.
- Within a designated "Key Opportunity" Area for Business Development on Page 57.
  - Changing the Zone to PD increases the economic development potential for the parcel by expanding the list of permitted and special permit uses available to suit the unique location and physical characteristics of the Site.
  - Increases the potential to provide jobs for residents of Newington and the region.
  - Allow for a complimentary use to support the Transit-Oriented Development District.