

**AGENDA
ZONING COMMISSION
WEDNESDAY, APRIL 20, 2016 - 7:00 P.M.**

COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK CT

I. CALL TO ORDER

II. ROLL CALL

III. EXECUTIVE SESSION

- a. Discussion of NW MFP Norwalk Town Ctr. II, LLC v. Norwalk Zoning Commission appeal/Waypointe South Block - 17 Butler/3 Quincy/467 West Av

IV. RETURN FROM EXECUTIVE SESSION

V. PUBLIC HEARINGS

- a. #2-16R – United Parcel Service – 254 MLK Jr. Dr - Proposed amendments to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots within 500 feet of facility, proposed amendments to lease terms for off-site parking and related technical amendments
- b. #2-16SP – United Parcel Service – 254 MLK Jr. Dr - 187 space off-site parking lot for package distribution facility
- c. #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr. II, LLC – 467 West Ave/6 Butler/605 West Ave – 6 story, 109,157 sf mixed use development with 76 multifamily dwelling units and 16,820 sf retail
- d. #4-16SP - 6 Butler Properties, LLC – 6 Butler Street – 14 space off street parking lot
- e. #5-16SP/#10-16CAM - NW MFP Norwalk Town Ctr. II LLC – 17 Butler Street – 303 space off street parking lot
- f. #1-16R – NW MFP Norwalk Town Ctr. II, LLC – Proposed amendments to Article 121 regarding Design District Development Park signs in Central Business Design District

VI. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

- a. Action on Items V. c., d., and e.
- b. #2-08SPR/#2-08CAM – Norwalk Land Development (GGP) – 1 Putnam Av/West Av – District 95/7 North – ±605,000 sf mixed use development with 507,596 sq ft office, 88,094 sq ft of retail & 15,000 sf restaurant in a Design District Development Park - Request for 1 yr ext of approval time – Report & recommended action
- c. #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 63 West Av/Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 yr ext of approval time – Report & recommended action
- d. #2-15SPR/#5-15CAM – 25 Butler LLC – 25 Butler St - Relocate historic building from 3 Quincy St for reuse as 8,350 sq. ft. office building – Request for 1 year extension of approval time - Report & recommended action
- e. #9-06SP – 110 Richards Ave LLC – 110 Richards Avenue – Third story, 13,056 sq. ft. office addition - Request for 1 year extension of approval time – Report & recommended action
- f. #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Report & recommended action
- g. #9-16CAM – Michael Smith Architecture – 9 Gregory Ct – Additions to SFR – Report & recommended action
- h. #6-16CAM – Landtech – 46 Shorefront Park - New single family residence – Report & recommended action
- i. #X-16SPR – Lazaros Realty LLC (Jordan’s Restaurant) – 369 Westport Av/319 Strawberry Hill Av – 707 sf restaurant addition – Determine if minor change; Add off street pkg & access to/from Strawberry Hill - Rpt & recommend action
- j. #1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) - 43-47 South Main St –110 room extended stay hotel with 70 sp valet pkg – Modify to 102 room extended stay hotel w/106 sp valet pkg garage - Rpt & recommend action

VII. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

- a. Action on Items V. a., b. and f.
- b. #X-16SPR - NW MFP Norwalk Town Ctr. II LLC et al - Modify Waypointe Design District Development Park (DDDP) to add 605 West Avenue and to increase from 14.47 acres to 15.46 acres – Report & recommended action
- c. #8-14SPR/#9-14CAM - NW MFP Norwalk Town Ctr. II LLC – Waypointe South Block - 17 Butler/3 Quincy/467 West Av - 7 story, 236,475 sf mixed use development w/526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 lane bowling alley & 80 dwelling units - Modify approved plans to add signs/signage manual – Report & recommended action

VIII. REPORT OF ADMINISTRATION COMMITTEE

- a. Action on NW MFP Norwalk Town Ctr. II, LLC v. Norwalk Zoning Commission appeal/Waypointe South Block - 17 Butler/3 Quincy/467 West Av appeal

IX. APPROVAL OF MINUTES: March 3 and 16, 2016

X. COMMENTS OF ACTING DIRECTOR

XI. COMMENTS OF COMMISSIONERS

XII. ADJOURNMENT

XIII. FUTURE MEETINGS

Zoning Commission [Special Mtg](#) Wednesday, April 27, 2016 - 7:00 PM – [Community Room](#) – 1st Floor City Hall
Zoning Commission [Special Mtg](#) Wednesday, May 4, 2016 - 7:00 PM – [Community Room](#) – 1st Floor City Hall
Plan Review Committee Thursday, May 12, 2016 - 7:00 PM - Conference Room 231 - 2nd Floor City Hall

Zoning Committee Thursday, May 12, 2016 - 7:30 PM - Conference Room 231 - 2nd Floor City Hall

Zoning Commission Wednesday, May 18, 2016 - 7:00 PM Council Chambers - Third Floor City Hall