

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, JANUARY 14, 2016 - 7:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. REQUEST FOR RELEASE OF SURETY

- a) #8-11SPR – Fortis Property Group/FPG Norden DC, LLC - 10 Norden Pl – Data center – Request for release of surety

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #9-13SPR – Waypointe Midblock – Request to modify approved plan to add new outdoor seating area for Barcelona Restaurant & related changes to wider sidewalk & thru block arcade bonus calculations – Determine if minor change
- b) #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Final review prior to public hrg
- c) #2-16CAM – Amanda Garcia – 11B Washington St – Request live music for Tenplo Mayu restaurant – Prel review
- d) #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Av – 2 new buildings: 2 story retail building and 2 story Chick-Fil-A with drive thru – Preliminary review
- e) #8-14SPR/#9-14SPR/#20-14CAM – Waypointe South Block – 17 Butler/467 West Ave - 138,630 sf mixed use development with iPic theater, retail, restaurant & fitness club - Request to modify approved plans to add 80 multifamily dwelling units, revise commercial floor plans, parking layout & related changes - Further review

III. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

- a) #18-15SP/#23-15CAM – NW MFP Norwalk II LLC - Waypointe South Block – 17 Butler/3 Quincy St - 138,630 sf mixed use development - Add 16 lane bowling alley to approved mixed use development – Further review
- b) #X-15SP – Garavel – 191 Main St/N. Canaan Av – Replacement bldg – Determine if minor change
- c) #14-15SP/#15-15SP/#16-15SP – 150/166/170 Glover LLC – 150-174 Glover Ave – Grist Mill Village - 710 unit Commercial PRD (3 separate applications) – Review of public hearing
- d) #8-11SP – Norwalk Hospital – 34 Maple St – Modify plans to relocate cooling tower – Determine if minor change
- e) #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility – Prel review

AGENDA
ZONING COMMITTEE
THURSDAY, JANUARY 14, 2016 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. DPW REFERRAL: 8-24 Review/Section 95-35 - Abandonment of a portion of Isaacs St to POKO-IWSR Developers

II. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM

- a) #3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM - Highpointe Holding LLC – 8 North Av/37 - 48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25, increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and add wider sidewalks as new amenity throughout CBDD and site plans for 2 new 6 story mixed use developments: Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 212 units & 14,250 sf retail and Highpointe East 42-48 High St: 66 units & 4,320 sf retail – Further review
- b) #4-15M/#18-15R/#21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from RPDD Subarea A & B to entirely Subarea A; proposed amendments to change sf of retail permitted in RPDD Subarea A and related amendments and special permit/coastal site plan for 8 story, 1,003,142 sf development with 752,046 sf retail, 31,819 sf restaurant, 26,561 sf health club, 13 story, 152 room hotel and 2,973 space parking garage (2 parcels) – Preliminary review

III. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMITS

- a) #14-15R/#19-15SP - A. J. Penna & Son - 2 Muller Av - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access hwy and contractor yard in Bus#2 zone - Final review prior to hrg
- b) #13-15R – CP IV Waypointe BP LLC – Proposed amendments to permit compact car parking in Design District Development Parks – Final review prior to hearing
- c) #15-15R –Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to revise priority designations for workforce units - Final review prior to public hearing
- d) #16-15R – Zoning Commission – Proposed amendments to Sections 118-1450 and 118-1451 regarding provision of sidewalks meeting minimum clearance requirements - Final review prior to public hearing
- e) #17-15R – Zoning Commission – Proposed amendments to permit outdoor dining in East Norwalk – Prel review
- f) Setbacks and buffers from coastal jurisdiction line for coastal properties – Informal discussion
- g) FAR for residential properties – Informal discussion
- h) Notification of neighbors – Further discussion
- i) Parking in front setback – Further discussion