

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, FEBRUARY 11, 2016 - 7:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #13-13SP/#14-13SP/#15-13SP – Trinity Washington Village Ltd Partnership/City of Norwalk – Raymond, Water & Day Sts - 273 unit multifamily development (3 separate applications) – Request for 1 year extension of approval time

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Review of public hrg
- b) #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Av – 2 new buildings: 2 story retail building and 2 story Chick-Fil-A with drive thru – Final review prior to hrg
- c) #6-08SPR – POKO IWSR Developers – 61 Wall St/Isaacs St – Modify approved plans – Determine if minor change
- d) #8-15CAM – Greenwich Flyers LLC – 21 Rocky Point Rd – Modify approved plans – Determine if minor change
- e) #7-09SPR – Norwalk Community Health Ctr – 120 CT. Ave – Modify plans to add generator – Deter if minor change
- f) #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr II, LLC – 467 West Ave/6 Butler/605 West Ave – 6 story, 108,370 sf mixed use development with 76 multifamily dwelling units & 16,820 sf retail – Preliminary review
- g) #X-16SPR – NW MFP Norwalk Town Ctr II LLC - Modify DDDP to add 605 West Ave – Preliminary review
- h) #8-14SPR/#9-14CAM – NW MFP Norwalk Town Ctr II LLC - 17 Butler/467 West Av - Waypointe South Block – Modify 2 story, 138,630 sf mixed use development to 7 story, 236,475 sf mixed use development with 526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 lane bowling alley & 80 units - Final review prior to hrg

III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #18-15SP/#23-15CAM – NW MFP Norwalk Town Ctr II LLC - 17 Butler/3 Quincy St - Waypointe South Block – Add 16 lane bowling alley/restaurant use to approved 138,630 sf mixed use dvlpmt – Final review prior to hrg
- b) #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility – Final review prior to hearing
- c) #X-16SP/#X-16CAM – 94 East Ave LLC – 94 East Av- Add 5 residential units to existing office – Preliminary review
- d) #X-16SP – Home Depot – 600 CT. Av – Modify approved plans to remove parking; add outdoor storage & seasonal sales area – Determine if minor change

AGENDA
ZONING COMMITTEE
THURSDAY, FEBRUARY 11, 2016 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. 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 & 12,730 sf retail and Highpointe East 42-48 High St: 66 units & 4,320 sf retail – Final review prior to hearing
- 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, 1,004,693 sf development with 661,798 sf retail, 39,434 sf restaurant, 26,561 sf health club, 13 story, 170 room hotel and 2,968 space parking garage (2 parcels) – Preliminary review

II. 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 - Review of public hrg
- b) #15-15R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to revise priority designations for workforce units - Review of public hrg
- c) #17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk – Further review
- d) #1-16R/#8-14SPR – CP IV Waypointe BP I, LLC – Proposed amendments to Article 121 regarding Design District Development Park signs in Central Business Design District and modification of approved plans for South Block to add signage – Preliminary review; for distribution ONLY
- e) Setbacks and buffers from coastal jurisdiction line for coastal properties – Further discussion
- f) FAR for residential properties – Further discussion
- g) Notification of neighbors – Further discussion
- h) Parking in front setback – Further discussion