

**SPECIAL MEETING  
ZONING COMMISSION  
MONDAY, APRIL 2, 2018 - 7:00 P.M.**

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

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARINGS**

- a. #1-18M – Stone Realty Associates, LLC – 15 Oakwood Avenue – Proposed Change to the Building Zone Map from AAA Residence & Business #2 to entirely Business #2 zone
- b. #1-18SPR – Stone Realty Associates, LLC – 15 Oakwood Avenue – Stone Realty Associates, LLC – 15 Oakwood Avenue – New mixed use development with 15,517 square feet office, 3,554 square feet (2,666 sf active) research & development, three (3) multifamily dwelling units (1,554 sf) and 100 space parking facility (existing buildings to remain)
- c. #11-17R - 230 East Avenue, LLC – Proposed amendments to Section 118-700 to permit transit oriented development (TOD) in the Ind#1 zone at the East Norwalk Railroad Station – Continue hearing from March 1
- d. #11-17SP/#29-17CAM - 230 East Avenue, LLC – 230 East Ave/3 Rowan St/Osborne Av – New 5-6 story, 276,408 sf mixed use development with 189 multifamily dwelling units (215,025 sq ft), 39,492 square feet office, 4,260 sq ft gross (2,130 sq ft active) restaurant, 5,550 sq ft gross (4,163 sq ft active) retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings with 311 parking spaces (207 spaces in below grade garage) - Continue hearing from March 1
- e. #2-18M – Norwalk Zoning Commission – Monroe Street/South Main Street/Day Street/Hanford Place & vicinity - Proposed change to the Building Zone Map from D Residence, Neighborhood Business, Industrial #1 and SoNo Station Design District (in part) to entirely SoNo Station Design District (SSDD)
- f. #1-18R – Norwalk Zoning Commission – Proposed amendments to Section 118-506 SoNo Station Design District to increase the permitted density from 43 units/acre to 87 units/acre; to increase the permitted height of buildings from 4 stories/45 ft to 6 stories/72 ft provided that all stories above 4th flr be setback at least 10 ft from 4th floor facade; to reduce required open space from 30% to 15%; to encourage the preservation of historic buildings; to require that all multifamily developments of 12 units or more provide a minimum of ten percent (10%) as workforce housing units with maximum monthly rents not to exceed sixty percent (60%) of the State Median Income & related technical amendments

**IV. DISCUSSION/ACTION ON PENDING APPLICATIONS**

- a. Action on Items III. a., b., c., d., e. and f

**V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS**

- a. None

**VI. APPROVAL OF MINUTES:** March 1, 2018

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**X. FUTURE MEETINGS**

Zoning Commission Thursday, April 5, 2018 - 7:00 PM – *Council Chambers - Third Floor* - City Hall  
Zoning Commission Wednesday, April 18, 2018 - 7:00 PM - *Council Chambers - Third Floor* City Hall  
Zoning Commission Thursday, May 3, 2018 - 7:00 PM – *Council Chambers - Third Floor* - City Hall

