



**NORWALK ZONING COMMISSION**

125 East Avenue  
Norwalk, Connecticut

**STAFF MEMORANDUM**

**December 4, 2020**

**TO:** Zoning Commission, Louis Schulman, Chair

**FROM:** Steve Kleppin, AICP, Planning & Zoning Director

**RE:** #4-20R – Wall St Recap Assoc., LLC, Municipal Holdings LLC & Second Garden Dev. Ltd. Partnership

HEIGHT	ADDITIONAL HEIGHT STANDARDS	<p><b>1. For buildings exceeding 4 stories or 55 feet in height, the upper story facades, commencing at either the third, fourth or fifth floor, must be set back a minimum of ten (10) feet from the second floor building façade.</b></p> <p><b>However, through the granting of a special permit, the Commission may eliminate the 10-foot upper story setback requirement provided they make an affirmative finding that:</b></p> <ul style="list-style-type: none"> <li><b>a. the proposed design will provide for excellence in design which enhances the pedestrian experience and overall streetscape; and</b></li> <li><b>b. due to the location and/or design of the proposed use and the size of existing neighboring structures, no neighboring property will be adversely impacted by such structure.</b></li> </ul> <p><b>2. When abutting a residential use in a residential zone, or a religious use, any story above the fourth floor shall be set back a minimum of 20 feet from the property line.</b></p> <p><b>3. In a Special Flood Hazard Area, height shall be measured above Base Flood Elevation in the manner described in §118-1100.</b></p>
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The hearing on this application was closed at your November 18<sup>th</sup> meeting. It is important to note that there was no public opposition to the proposed amendment. In addition, Staff as well as Robert Grzywacz from DeCarlo & Doll, see no negative impact to this amendment and feel it will provide further flexibility for future development.

**END**

**\* DRAFT RESOLUTION TO APPROVE \***

**BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#4-20R – Wall Street Recap Associates LLC - Wall Street Place - Proposed amendments to revise schedule for Central Business District" dated October 15, 2020, be **approved**.

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development to "Continue to meet or exceed the state's 10% goal for affordable housing." (Ch. 4.F.1.D.ii, p. 77); and
- 2) To implement the Plan of Conservation and Development to "Adopt guidelines and standards, with required findings, as part of the zoning ordinance, to guide decision making that will help achieve the vision and goals of the plan." (Ch. 12.H.1.A.i, p. 242); and
- 3) To implement the Plan of Conservation & Development to "Include place-making and functional design standards in the requirements for non-residential and mixed-use development." (Ch. 12.H.3.A.iii, p. 250); and
- 4)

**BE IT FURTHER RESOLVED** that the effective date of this action be December 18, 2020.