



**NORWALK ZONING COMMISSION**  
125 East Avenue  
Norwalk, Connecticut

**STAFF MEMORANDUM**

**June 18, 2021**

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

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

**RE:** #2021-23 SPR – M.F. DiScala & Co. - 295 Westport Avenue – Proposed Jimmy John’s Restaurant within existing commercial building.

**ZONE:** B2

Project Summary

The applicant is seeking a modification of their approved Site Plan to allow a change in tenancy from a bank containing three (3) drive through windows to a single-lane drive through. Application materials can be found at: [295 Westport Avenue | Norwalk, CT - Official Website \(norwalkct.org\)](https://www.norwalkct.org)

While in comparison to most Commission applications, this is relatively minor, Staff was concerned that there wasn’t enough vehicular queue length Westport Avenue to the drive-through, especially considering the issues with Chic-Fil-A. As part of the traffic analysis prepared by the Applicant we asked them to provide detailed information related to operations at their other facilities facilities, as well in comparison to other drive-through operations. The applicant has also provided information related to the pick-up spaces.

While the information provided indicates that operationally there should be no negative impacts on the roadway movements on Connecticut Avenue, Staff would recommend that the applicant take steps to ensure that operations function as proposed. Specifically, staff would recommend that the applicant have a traffic officer available to assist with the grand opening of the restaurant. In addition, should there be a longer term problem with queueing as a result of the new restaurant, the applicant should provide a remedial plan to address this concern.

The applicant has also provided a revised parking calculation based on the increased parking demand for a restaurant use. The site has residual spaces, above the requirements in the code.

The application was sent to TMP for comment. Comments received will be forwarded to the Commission and the applicant once received.

**END**

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**Draft Resolution for Approval**

Now, **THEREFORE BE IT RESOLVED** by the Norwalk Zoning Commission, that application #2021-23 SPR – M.F. DiScala & Co. - 295 Westport Avenue – Proposed Jimmy John’s Restaurant within existing commercial building. be **APPROVED**, subject to the following conditions:

1. The applicant shall ensure that there is additional traffic control available during their grand opening; and
2. A applicant shall ensure that there is no queuing issues, resulting in back-up onto Connecticut Avenue; and
3. That should traffic queuing onto the site exceed the queuing capacity available, that a follow up traffic study be submitted to the Zoning Commission detailing solutions to the traffic problem for their review and approval; and
4. That any and all conditions required by Norwalk DPW shall be applicable to this approval; and
5. That any and all conditions required by Norwalk TMP shall be applicable to this approval; and
6. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks.

**BE IT FURTHER RESOLVED** that the effective date of this action is July 6, 2021.