



CITY OF NORWALK
Norwalk Zoning Commission

Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

August 18th, 2021

TO: Zoning Commission, Louis Schulman, Chairman

FROM: Michelle Andrzejewski, Land Use Planner

SUBJECT: #2021- 17 SP – FRAP, LLC – 40 Fullin Road – Proposed 40-unit elderly housing development – Public Hearing

Owner/Applicant: FRAP, LLC
Property Address: 40 Fullin Road
Zone: B Residential Zone
Lot Area: 7.13 acres (310,582 sqft)
Existing Use: Vacant parking lot

CEAC signoffs: This application is under review by the Conservation Commission. The Zoning Commission cannot render a decision prior to action from of the Conservation Commission. Reviews from Fire Marshall, Building Department, DPW, Health Department, and TMP have been received. WPCA is still outstanding. Response from Westport was received and forwarded to the commission

Overview: This proposal was presented for preliminary review at the June 3rd meeting. This development consists of 24 duplexes and 16 single family units for elderly housing. Each unit are proposed with 2 floors, 1 car integral garage and no basements, except one unit. This is currently a vacant site with an abandoned parking lot. Access to the units will be made off Fullin Road. The application was referred to Westport, their Planning and Zoning Commission has made comments which can be found on the meeting materials page.

Standards for Special Permits:

Per §118-1450.C, the application must comply with the listed criteria and the Commission must determine if the proposed use is in harmony with the general purpose of the regulations. The applicant has addressed these issues, but staff has provided additional comments as follows:

1. Density of Use & Bulk of Buildings:

Elderly housing allowed at 1 unit per 6,250 square feet of lot area within the B Residential zone schedule of limiting height and bulk of buildings. The proposed development complies on both accounts.

2. Stable Traffic Flow:

The applicant's traffic study states this development is expected to generate 9 and 11 vehicle trips during the weekday morning and weekday afternoon peak hours. Applying a non-age restricted analysis would expect 27 and 33 vehicle trip ends during the weekday morning and weekday afternoon peak hours. The study area around the proposed development was concluded to have "the same acceptable Levels of Service during peak hours with minimal increase in vehicle delay".

3. Availability of mass transit facilities:

There are several bus stops located on Westport Avenue.

4. Availability and compatibility of utilities:

Property is served and will continue to be served by city water and sewer. Department approvals will be required.

5. Adverse impact from noise, odor, fumes, dust and artificial lighting:

Applicant states this will have a reduced traffic impact compared to congregate housing. Staff was unable to confirm this information through the traffic study. However, the idea that congregate housing is a type of facility that would have more intensive care compared to what is proposed. Congregate housing would generally have more traffic. A photometric plan has been supplied showing no light spill over from the proposed site.

6. Sign of size and design of size and design that are in harmony with the neighborhood:

No signage is proposed.

7. Adequacy of yards and open space, screening and buffering:

The proposal complies with 26.5% conservation area (25% required) and 56.9% open area and green space (40% required). While this application complies with the numerical standards of the regulations, the layout of the site is such that it appears as an absolute maximization of the site, as opposed to providing a significant conservation and openness value.

8. Impact of neighborhood properties, as compared to uses and structures permitted as a matter of right:

Uses as of right in the B residential zone are primarily single-family residences. The applicant's states units proposed are on a lot much larger than the minimum lot size for single family residences and will have less of an impact. The number of units proposed on this lot is less than how many single-family residences could be, based solely on lot area. But with a subdivision there would be more stringent regulations to be met, for instance setbacks, street frontages and depth, street widths and accommodating around the presents of wetlands. Which would greatly reduce the number of units/ lots that could be created here. Whereas with a special permit elderly housing can allow a denser layout on the one lot.

9. Existing land use in the area:

To the north of the lot is a condo complex. To the east is the Westport boundary line. In the south is the existing Pepperidge Farm facility and the west are existing single-family homes.

10. Proximity of community facilities:

Westport Avenue is to the south of the lot, .6 miles away, provides many retail, restaurant, movie theaters, and fitness centers. Norwalk High School is approximately a mile away.

11. Compliance with the zoning code and Plan of Conservation and Development:

The applicant complies with the zoning code for elderly housing requirements. The applicant states the project is aligned with the POCD. Staff has listed some supporting recommendations.

- Housing is an important support for economic development and housing needs are affected by demographic changes, such as a growing elderly population or school enrollments.
- The elderly population will be increasing during the next ten years and some will desire or require new housing options
- Continue to provide and improve services and amenities and adapt to changing demographics, both more aging citizens and immigrant households

12. Conservation of wetlands, watercourses, and other ecologically valuable lands:

Currently under review by the Conservation Commission. While the application complies with the numeric standards as indicated in the regulations, Staff has concerns related to the intent and spirit of the application. The area indicated for conservation is comprised of wetlands and buffer area, so there is no additional value to the City, as proposed.

There is an area of mature growth trees in the north and northeast portion of the property that is proposed to be removed. Staff recommends this area be retained and be made part of the conservation area.

13. No zoning violations exist on the property:

No known zoning violations.