

**AGENDA**  
**ZONING COMMISSION**  
**THURSDAY, MAY 2, 2019 - 7:00 P.M.**

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

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. REVIEW AND ACTION ON PENDING APPLICATIONS**

- a. #7-15SPR/#20-15CAM - Highpointe Holding, LLC – 74-76, 78, 80, 82-84, 86 and 88 Main St; 6 and 8 North Av; 37, 41 & 45 High St - Highpointe West: 6 story, 284,788 square foot mixed use development with 212 units and 12,730 sf retail and 304 space parking facility with wider sidewalk and through block arcade amenities – Request for extension of approval time - Report and recommended action
- b. #8-15SPR - Highpointe Holding, LLC – 42, 46 and 48 High Street - Highpointe East: 6 story, 91,174 square foot mixed use development with 66 units and 4,320 sf retail and 94 space parking facility with wider sidewalk amenity – Request for extension of approval time - Report and recommended action

**V. DISCUSSION/ACTION ON NEW APPLICATIONS**

- a. #1-19MV – AG Auto Services – 211 East Ave – Replacement auto repair in Citgo Gas station – Report & recommended action
- b. #2-19R – Norwalk Arts Commission – Proposed amendments to Article 121 Sign Regulations to amend the regulations to clarify that wall murals are not signs, to reduce the number of off-premise signs and related technical amendments – Review of proposed amendments – Report & recommended action
- c. #X-19R – Marcus Partners – Proposed amendment to Section 118-503 Executive Office zone to allow an increase in FAR for common areas in an existing non-conforming building - Review & discussion of proposed amendments – Report & recommended action
- d. #X-19R – FDSPIN Willard LLC - Proposed amendment to Section 118-522 to allow storage facilities and mixed use developments in Business #2 zones under certain conditions - Review & discussion of proposed amendments – Report & recommended action
- e. #1-19M - Zoning Commission – West Avenue/Wall Street/North Av/Belden Av & vicinity - Proposed changes to the Building Zone Map from Central Business Design District (CBDD), Industrial #1 and Neighborhood Business (NB) to Central Business District (CBD) and Central Business District West (CBD-W) – Final review prior to public hearing - Report & recommended action
- f. #1-19R - Zoning Commission – Proposed amendments to Section 118-504 Central Business Design District (CBDD), Section 118-100 Definitions, Section 118-1050 Workforce Housing Regulation, Section 118-1220 Off Street Parking and Commercial and Industrial Schedule Part 1 and related technical amendments – Final review prior to public hearing - Report & recommended action
- g. #X-19R – 10 Willard Road Proposed amendment and site plan - Report and recommended action

**VI. APPROVAL OF MINUTES:** April 4, 2019

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**X. FUTURE MEETINGS**

Zoning Commission Wednesday, May 15, 2019 - 7:00 PM – **Council Chambers - Third Floor** – City Hall

Zoning Commission Thursday, June 6, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

