

AGENDA
ZONING COMMISSION
THURSDAY, APRIL 4, 2019 - 7:00 P.M.

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

I. CALL TO ORDER

II. ROLL CALL

III. RECEIPT/REVIEW OF NEW APPLICATIONS

- a. #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) – Discussion & next steps
- b. #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 – Discussion & next steps

IV. PUBLIC HEARINGS

- a. #14-18SP – Home Depot – 600 Connecticut Ave – Modification of seasonal outdoor storage and sales – *Continue hearing from March 7, 2019*

V. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item IV. a.
- b. #14-86SP – Oak Knoll Co-op – 554 Connecticut Av – Convert office to additional unit (from 42 to 43 residential units) - Report and recommended action
- c. #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 sf), 39,492 sf office, 4,260 sf gross (2,130 sf active) restaurant, 5,550 sf gross (4,163 sf active) retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings with 311 parking spaces (207 spaces in below grade garage) – Proposed modifications to approved plans – Report and recommended action
- d. #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
- e. #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
- f. #3-18CAM – Johnson – 69 Bluff Ave – Single family residence - Request for extension of approval time - Report and recommended action

VI. APPROVAL OF MINUTES: March 7, 2019

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Zoning Commission Wednesday, April 17, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

Zoning Commission Thursday, May 2, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

