

AGENDA
ZONING COMMISSION
WEDNESDAY, FEBRUARY 17, 2016 - 7:00 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #3-15M - Highpointe Holding LLC – 8 North Avenue/37, 41 & 45 High Street/42, 44 & 48 High Street - Proposed change to Building Zone Map from Neighborhood Business to CBDD Subarea A (7 lots)
- b. #11-15R - Highpointe Holding LLC – Proposed amendments to Section 118-504 CBDD regulations to increase FAR from 2.0 to 2.25 in Subarea A, increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area in Subarea A and to add wider sidewalks as new amenity throughout CBDD
- c. #7-15SPR/#20-15CAM - Highpointe Holding, LLC – 74-76, 78, 80, 82-84, 86 and 88 Main Street; 6 and 8 North Avenue; 37, 41 and 45 High Street - 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
- d. #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
- e. #18-15SP/#23-15CAM – NW MFP Norwalk Town Center II, LLC - Waypointe South Block – 17 Butler Street/3 Quincy Street - Add 16 lane bowling alley with 3,375 sf restaurant to approved mixed use development
- f. #8-14SPR/#9-14CAM – NW MFP Norwalk Town Center II, LLC - 17 Butler/3 Quincy/467 West Av - Waypointe South Block – Modify approved 2-3 story, 138,630 sf mixed use development to 7 story, 236,475 sf mixed use development with 526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 lane bowling alley and 80 multifamily dwelling units with public amenities to permit 1 story, 22 ft, 11 inches bonus height & related changes
- g. #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Avenue – 2 new buildings: 2 story retail building and 2 story Chick-Fil-A restaurant with drive thru
- h. #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

- a. Action on Items III. e., f., g. and h.
- b. #13-13SP– Trinity Washington Village Ltd Partnership/City of Norwalk – 13 Day St - 10 unit multifamily development – Request for 1 year extension of approval time - Report & recommended action
- c. #14-13SP – Trinity Washington Village Ltd Partnership/City of Norwalk – 20 Day St - 70 unit multifamily development – Request for 1 year extension of approval time - Report & recommended action
- d. #15-13SP – Trinity Washington Village Ltd Partnership/City of Norwalk – Raymond, Water & Day Sts - 193 unit multifamily development – Request for 1 year extension of approval time - Report & recommended action

V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

- a. Action on Items III. a., b., c. and d.

Note: Action on zoning map change and zoning amendment must precede action on related site plan/CAM site plan applications

- b. #14-15R - A. J. Penna & Son - 2 Muller Av - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access hwy – Report & recommended action
- c. #19-15SP - A. J. Penna & Son - 2 Muller Av - Proposed contractors storage yard in Business #2 zone – Report & recommended action
- d. #15-15R –Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to revise priority designations for workforce units – Report & recommended action

VI. REPORT OF ADMINISTRATION COMMITTEE

- a. Action on settlement of 150/166/170 Glover Avenue LLC v. Zoning Commission appeals

VII. APPROVAL OF MINUTES: January 20, 2016

VIII. COMMENTS OF ASSISTANT DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Zoning Commission [Special Mtg Thursday, March 3, 2016 - 7:00 PM - Conference Room A-300](#) – 3rd Floor City Hall

Plan Review Committee Thursday, March 10, 2016 - [7:00 PM](#) - Conference Room 231 - 2nd Floor City Hall

Zoning Committee Thursday, March 10, 2016 - 7:30 PM - Conference Room 231 - 2nd Floor City Hall
Zoning Commission Wednesday, March 16, 2016 - 7:00 PM Council Chambers - Third Floor City Hall

*** SPECIAL MEETING NOTICE ***

There will be a Special Meeting of the Norwalk Zoning Commission on Wednesday, February 17, 2016 at **6:30 pm** in the Council Chambers, Third Floor, City Hall, 125 East Avenue, Norwalk, CT.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. EXECUTIVE SESSION

- a. Discussion of 150/166/170 Glover Avenue LLC v. Zoning Commission appeals
- b. Discussion of staffing

IV. RETURN FROM EXECUTIVE SESSION

V. ADJOURN