



TOWN OF ENFIELD
ENFIELD PLANNING & ZONING COMMISSION
STAFF REPORT & DRAFT RESOLUTION

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|------------------------|---|---|--------------------------|
| Application # | PH 3017 | Meeting Date: | Sept 23,2021 |
| Address: | 1297 Enfield Street | Prepared By: | L. Whitten |
| Applicant: | Felician Sisters of NA/The Community Builders | | |
| Property Owner: | Felician Sisters | Wetlands/Watercourses: | yes |
| Zone: | HR-33 | Aquifer Protection Areas: | no |
| Current Use: | Church/School/Housing | Flood Zones: | no |
| Proposed Use: | SDD Zone Residential | Variances: | |
| Map/Lot: | 46/02 | Applicable Zoning Regulations: | 12.10/9.10.1/5.60 |

SPECIAL PERMIT/SITE PLAN REVIEW

PROPOSAL: The applicant is seeking a zone change from HR-33 to SDD for a 26.8 ac property located at 1297 Enfield Street at the southeast corner of Enfield Street and South Road, aka Felician Sisters campus. The SDD will give the owner an opportunity to rehabilitate the currently vacant buildings, and create a new residential campus. The proposal includes 334 dwelling units with 1.11 parking spaces /unit = 373 parking spaces.

At 334 units and 26.8 ac, the gross density proposed is 12.46 units per acre. This density lies in the middle of multifamily and elderly housing densities, of which both are proposed. As a comparison, the following densities are permitted.

Assisted Living = 10/ac = 10 x 26 = 260 units
Housing for Elderly = 16/ac = 16 x 26 = 416 units
Senior Residential = 3/ac = 78
Multifamily = 10/ac = 260 units

The applicant should:

- share their synopsis of the compatibility of this development compared with the adjoining developments and zoning;
- housing styles and mix;
- and an explanation as to why they would not be meeting the required 2 parking spaces per dwelling unit.



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ADJACENT USES:

North: South Rd and Residential

South: Elderly Housing

East: I-91

West: Route 5 and Enfield School & Residential

APPLICABLE ZONING REGULATIONS:

Section 5.60 Special Requirements for the Special Development District

The sole purpose of the Special Development District (SDD) is to enable the rehabilitation and/or adaptive reuse of vacant, deteriorated or underutilized buildings and their sites.

5.60.1 Criteria

The Commission may establish a Special Development District for one or more contiguous lots containing vacant, deteriorated or underutilized buildings when a proposal for the rehabilitation and reuse of the property and buildings is proposed, if the Commission finds the proposal meets all of the following criteria:

- A. Existing building(s) contain a gross floor area of 10,000 square feet or more; **MEETS**
- B. The proposal area contains a contiguous land area of five (5) acres or more; **MEETS**
- C. The building(s) have a vacancy rate of 80 percent or more of the existing gross floor area for a continuous period of twenty-four (24) months or more immediately preceding the date of application; **MEETS**
- D. Substantial inability to develop the Project under the provisions of any other zoning district; **The SDD MAY OFFER A HIGHER DENSITY THAN HR-33**
- E. The proposal will provide a substantial benefit to the Town and the immediate neighborhood; **The zone change will offer more flexibility with affordable housing options with various styles of dwellings.**
- F. The proposal exhibits compatibility with the character and density of land use abutting the site; **TBD**
- G. The proposal exhibits compatibility with zoning districts adjacent to the site; and **MEETS**
- H. The proposal is compatible with the Town Plan of Conservation and Development. **MEETS DESIRED RESIDENTIAL USE**

5.60.2 Permitted Uses

Any use or uses, which the Commission may find meets all of the criteria set forth in Section 5.60.1 of these Regulations, may be permitted in the Special Development District. Allowance of a use or uses not permitted under the existing zoning district classification shall not, by itself, serve as justification for the application of the Special Development District.

5.60.3 Procedure

- A. Application for a Special Development District shall be made in accordance with both the Change of Zone procedures in Section 12.10 and Site Plan approval procedures in Section 9.10.1. The map or maps included with the applications shall include the entire area proposed to be rezoned as a SDD.



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- i. If residential uses are a proposed use for a part or all of the SDD, the requirements of Sections ~~4.10.2.G., H. & J., 4.30.19 and 4.40~~ of these Regulations shall apply to those residential portions of the SDD as deemed appropriate by the Commission.
 - ii. Procedures for the construction of buildings shall apply only to residential units partially or wholly within additions to existing structures and to new construction. Provisions regarding building height and basement height, shall apply only to proposed additions to existing buildings and proposed new buildings.
 - iii. The maximum overall density of dwelling units in the proposed development shall be determined by the Commission as appropriate for the general vicinity of the proposed SDD. To aid in the determination, the applicant shall submit, as part of the Site Plan application, a detailed map showing all existing land uses, including the number of dwelling units per lot, for all lots within 500 feet of the proposed SDD.
 - iv. If residential uses are proposed in a mixed-use development, the Commission may approve shared parking. If shared parking is permitted, the total number of parking spaces required for the entire site shall be at least twice the number of proposed dwelling units.
- B. Child and/or adult day care center shall be permitted within a SDD.

5.60.4 Buildings and Conformity

- A. No new buildings shall be constructed within a Special Development District until all existing structures have been fully rehabilitated in accordance with approved plans, and Certificates of Occupancy have been issued for all such rehabilitated structures. Accessory buildings incidental to a proposed use or uses within structures undergoing rehabilitation may be constructed as rehabilitation proceeds.
- B. Additions to existing buildings may be permitted, but only as part of and in conformity with the overall design of the SDD. Such additions and any new buildings shall follow the dimensional setback requirements of the underlying zoning district of the site. Section 3.40, concerning additions, shall also apply but no existing nonconformity shall be increased.

DEPARTMENT COMMENTS:

Engineering Department – NA

Health Department – NA

Building Department – NA

Water Pollution Control Authority – NA

Police Department – NA

Fire Department – NA

MOTION TO APPROVE PH# 3017MA – 1297 Enfield St – Zone change request from HR-33 to SDD, Felician Sisters of North America Real Estate Trust, Owner; The Community Builders, Applicant; Map 46/Lot 2; HR-33 Zone.

REFERENCE PLANS:

Department of Development Services
Building/Community & Economic Development/Planning & Zoning
820 Enfield Street
Enfield, Connecticut 06082

Telephone (860) 253-6507
Fax (860) 253-6310
www.enfield-ct.gov



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- 1 - Yield Summary Plan, prepared by Amenta/Emma, received Sep 3, 2021 scale 1" = 60'
2 – Boundary and Topographic Survey prepared by Langan CT , Ic, 555 long Wharf Dr. New Haven, CT 06511 203/562-5771 www.langan.com
Sheets 1 and 2

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Planning and Zoning Commission.
2. This approval does not include signage permits.
3. This project shall be constructed and maintained in accordance with the referenced plans.
4. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
5. All construction authorized by this approval shall be completed within five (5) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
6. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Site Specific Conditions:

7. No new buildings shall be constructed within a Special Development District until all existing structures have been fully rehabilitated in accordance with approved plans, and Certificates of Occupancy have been issued for all such rehabilitated structures
8. The dimensional setback requirements of the underlying zoning district, HR-33 shall be followed.
9. The maximum density for this site is **XXXX**

Conditions to be met prior to signing of plans:

10. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
11. The application number shall be displayed on the plans in or near the Title Block area.
12. A copy of the approval letter and conditions shall be incorporated into the final plans submitted for signature, preferably located on the cover sheet or first sheet of the plan set.
13. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.



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14. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.
15. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns.

Conditions to be met prior to the issuance of permits:

16. Two sets of paper plans with any required revisions incorporated shall be submitted to the Planning Department for signature of the Commission. The Director of Development Services may require Mylars.
17. This approval will become effective upon the filing of a Special Use Zoning Certificate signed by the Commission Secretary on the Land Records by the applicant. Such certificate must be filed within 120 days of approval by Commission. Proof of such filing shall be in the file prior to the issuance of any permits.
18. The applicant shall also submit final plans as approved by the Commission in a digital format compatible with the Enfield Geographic Information Systems Electronic Submittals Ordinance.
19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, Army Corps of Engineers) shall be obtained by the applicant and reported to the Planning and Zoning Commission file. Any changes to the plans required by such entities may require a plan modification from the Enfield Planning and Zoning Commission.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

20. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
21. The design professional who prepared the approved PZC architectural drawings, shall provide as-built drawings with a certification that they have complied with approved plans. Any changes need to be noted on the plans and a list of changes submitted.
22. No Certificate of Occupancy or other final approval may be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Enfield in an amount sufficient to complete the site work and with surety acceptable to the Town of Enfield.
23. A request for final project review and certificate of zoning compliance must be made to the Planning Department not less than 10 days before a Certificate of Occupancy or other final approval is requested from the Building Official.

Note: The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.