

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
April 5, 2016

Application Number: Proposed Amendments to the Darien Zoning Regulations
put forth by John Hertz & Robert Wood (COZR #2-2016)

Street Address: 131 Hollow Tree Ridge Road
Assessor's Map #48 Lot #3

Name and Address of Applicants: John Hertz & Robert Wood
132 Heights Road
Darien, CT 06820

Name and Address of Applicant's Representative: Michael Murray, Esq.
Ivey Barnum & O'Mara, LLC
65 Locust Avenue
New Canaan, CT 06840

Names and Addresses of Property Owners: Nineteen separate owners as listed within
the submitted application materials

Activity Being Applied For: Proposing to modify Section 210 (Definitions) and Sections 540 to 550 (3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing) of the Darien Zoning Regulations to define Self Storage Facility and to allow self storage facilities with associated office, workforce housing, and commuter parking in that zone by Special Permit. In this Resolution, the Commission has not made changes to Section 550, and did make a change to Section 904.

Zone: 3.7AH Zone

Date of Public Hearing: January 26, 2016 continued to February 23, 2016
Deliberations held on: March 8, 2016

Time and Place: 8:00 P.M. Room 119 (1/26) and Room 206 (2/23) Town Hall

Publication of Hearing Notices

Dates: January 15 & 22, 2016
February 13, 2016
February 19, 2016

Newspaper: Darien News
Stamford Advocate
Darien News

Date of Action: April 5, 2016

Actions: Zoning Regulation Amendment--

ADOPTED WITH MODIFICATIONS WITH
AN EFFECTIVE DATE OF SUNDAY, APRIL
17, 2016 AT 12:02 P.M.

Scheduled Date of Publication of Actions:
April 15, 2016

Newspaper: Darien News

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The Commission has conducted its review and findings on the bases that:

- the proposed Zoning Regulation amendments must be consistent with the Town Plan of Conservation & Development for the Commission to adopt the amendments.

Following review of the submitted application materials and related analyses, the Commission finds:

1. The subject applications consist of a proposed amendment to modify Section 210 (Definitions) and Sections 540 to 550 (3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing) of the Darien Zoning Regulations to define Self Storage Facility; and to allow self storage facilities with associated office, workforce housing, and commuter parking in that zone by Special Permit. The subject property is a 3.7 acre site.
2. The site plan submitted by the applicant in support of this application shows a number of proposed uses for the property. They are:
 - a) A self-storage building with a 34,000+/- square foot footprint, and possibly a basement for wine storage. The self-storage facility may have 670+/- units. There will be garages within the first floor of the building, and the building will have elevators.
 - b) outside storage for boats and trailers;
 - c) an office building with a resident manager; and
 - d) on-site commuter parking for those using the Noroton Heights Train Station. The commuter parking will likely have yearly reserved parking spaces for 14+/- vehicles. This would be separate from the parking required for the above uses.

PROPOSAL CONTINUES TO ALLOW AFFORDABLE HOUSING IN THIS ZONE

3. At the public hearing, Attorney Michael Murray explained that they are seeking to modify the zoning regulations to allow the proposed self-storage use. He emphasized that the current property owners believe in the current zoning, which was enacted in 1999, so they are not looking to preclude those permitted uses now or in the future. The Commission agrees that although the self-storage use is being considered as possible additional use within this zone, the alternate possible use for affordable housing should not be precluded now.

EXISTING NEARBY SEWER LINES

4. Affordable housing of the density allowed within the zone would require connection to the public sanitary sewer system. Unfortunately such a connection is not feasible and practical at this time. Thus, the applicants propose to amend the Regulations to allow a use on the site that will not need connection to the public sanitary sewer system. At the public hearing, Attorney Murray presented a copy of an existing sewer lines map showing sewer lines in the vicinity. He submitted an e-mail dated January 26, 2016 from AvalonBay Communities stating "AvalonBay is not interested in allowing your client to access Avalon Darien's private sewer system." Thus, that is not an option.
5. The applicant also submitted a December 14, 2015 e-mail from Daniel Smachetti of ConnDOT, who noted that, "...the Department does NOT allow private entities (non-utilities) to tie into

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manholes that exist within the highway right of way. The service plazas are considered within the ROW.”

6. An engineer for the applicant, Doug DiVesta, PE, notes in his October 29, 2015 letter that after considering a tie-in to the Avalon property and the adjacent State DOT property, both of which were not allowed by those owners, the only option is to install an on-site subsurface sewage disposal system.
7. Attorney Murray then reviewed the proposed Area and Bulk Requirements. He noted that there is no change in the maximum building height allowed, or the number of stories from that currently in this zoning district’s Area and Bulk Requirements (Section 544). The maximum building size would be larger for this use.

TRAFFIC/PARKING

8. While this application is only regarding the Zoning Regulation amendments, the Commission requested that additional information regarding the proposed use, in order that they may better understand the type of parking demand to be generated by this type of use requested. At the public hearing, Attorney Murray said that the proposed use is a passive, low-impact use. Information was presented by Neil Olinski of Milone and MacBroom outlining the traffic generated by the proposed use.
9. The driveway access and egress for the Avalon residential development to the west of this site is through an easement on the northerly portion of this site. There is a traffic control signal at the intersection of the Hollow Tree Ridge Road and the driveway. As part of this application, the Local Traffic Authority (LTA) commented as follows, “This is a proposal to modify existing zoning regulations at this point. Applicant indicates that they will bear the cost of a traffic study. If this application goes forward it should be reviewed by a traffic engineer of the Town’s choice as well. All traffic appears to enter/exit through the Avalon driveway which would be necessary as it is traffic signal controlled. Any attempt to put a second curb cut adjacent to this driveway would be problematic.” A second curb cut to/from Hollow Tree Ridge Road is not needed for the low intensity use that is proposed nor would it be acceptable to the LTA.
10. During the deliberations on this matter, it was noted that the current zoning regulations do not have a parking standard for the proposed self-storage use. In its decision herein, the Commission has established such a provision. Also, the Commission noted the importance of ensuring that the outdoor storage of boats, trailers and other vehicles does not allow for active commercial business use, and is only “dead storage”. While the applicant has proposed amendments to subsection 547, the Commission is not approving that proposal as written. The existing parking requirements for the proposed residential and office uses now in Section 904 of the Regulations would apply, and a new provision within subsection 904 shall be created for the proposed self-storage facility use. It is appropriate that this parking standard be tied to the size of the building, and not the number of storage units, since the number of storage units is likely to change through time. Parking for the office space and workforce housing shall be in addition to the requirements for the parking for the self storage use.

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11. The Commission again notes that the request is only for zoning regulation amendments. It is likely as part of any future proposal for self-storage use, that the traffic and parking related to the site plan will be peer reviewed.

CONCLUSIONS AND FINDINGS

12. The application was referred to the Western Connecticut Council of Governments (WestCOG). They responded on December 28, 2015 that the application is of local concern, but with minimal intermunicipal impact.

13. The Commission has made modifications to the proposed definition of Self-Storage Facility to be included in Section 210 of the Darien Zoning Regulations. These modifications clarify that the only outdoor storage allowed is for vehicles, boats, and trailers. All vehicles stored outdoors must be licensed and registered, and not part of an active business. No commercial vehicles (other than one for the subject property's business) are allowed to be parked in the outdoor storage area.

14. In reviewing the proposed amendments to Section 550, the Commission determines that the proposed amendments are not needed, and thus, no changes are being incorporated to that section. As-is, the Section requires that the project proceed and be completed in a timely manner, whether for affordable housing or some other use.

15. The subject application consists of zoning regulation amendments. As part of this request, the applicant has not proposed a specific site plan for the Commission's review or consideration. During the public hearing, various plans were shown to the Commission to enable them to better understand the implications of the map and regulation amendments, and to see how such changes could result in redevelopment of the subject property. A subsequent, formal application will need to be made to the Planning & Zoning Commission for site plan and special permit approval.

16. Significant documentation was provided during the public hearing confirming that the proposal complies with the Town Plan of Conservation & Development. The Commission believes that this is an appropriate use to be established in Darien, and is appropriate for this zoning district.

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Regulations (COZR #2-2016), is hereby adopted subject to the foregoing and following modifications and understandings:

NEW WORDING UNDERLINED, DELETIONS IN STRIKEOUT:

Section 210. Definitions. (this definition to be inserted into Section 210 in alphabetical order)

Self-storage facility: A facility consisting of individual, indoor self-storage units for the storage of business, personal or household goods as well as the indoor and/or outdoor storage of boats, cars,

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trailers, recreational vehicles and small trucks, rented or leased on an individual basis and related services. This use shall be for those who are to have access to such units for storing and removing personal property only, and not for residential purposes. Such a use does not allow for the rental of trailers or vehicles, or the outdoor storage of construction equipment. All outdoor vehicle storage shall be for licensed, registered vehicles.

SECTION 540. 3.7 ACRE HOLLOW TREE RIDGE ROAD SMALL ACREAGE ZONE FOR AFFORDABLE HOUSING OR SELF STORAGE

541. a. Background and Purposes – Affordable Housing

~~This district~~ This Affordable Housing District-use is created in response to an application to amend the Zoning Regulations to permit development of affordable housing on a 3.7 acre tract on the west side of Hollow Tree Ridge Road. Affordable housing which fully satisfies the intent, requirements and purposes of Section 8-30g of the Connecticut General Statutes must be part of any housing proposal submitted for approval within this Zone. If the property is not developed for affordable housing in accordance with the requirements of the stated statutes, the district shall continue to be subject to all requirements of the Designed Multi-family Residential Zone as set forth in Section 520 of the Regulations. The district requirements recognize the location of the property which is separated from single-family residential neighborhoods by the railroad tracks to the north, the John Davis Lodge Turnpike (Interstate 95) to the south, Hollow Tree Ridge Road and the commuter parking lot to the east, and to the west, a large undeveloped tract of land which is in the DMR Zone. The isolated location of the site limits density of development to preserve the health and safety aspects of the community. The district is close to the Noroton Heights Shopping Center, the Stop and Shop shopping center, the Noroton Heights Train Station and not far from the Middlesex Middle School. Development in accordance with these Regulations will provide a broader choice of housing types to address the needs for affordable housing while still preserving the predominant single family residential character of Darien. Such multi-family affordable housing under Section 8-30g of the Connecticut General Statutes may only be constructed here, where it will be in close proximity to commercial services and mass transportation facilities, and will not be adjacent to or adversely impact existing or potential single-family residences. These multi-family housing units will serve the needs of persons who desire this form of housing with its associated conveniences and advantages, and it is acknowledged that on-site open space and other amenities must be provided due to the somewhat isolated nature of this property. On-site parking must be sufficient to serve the needs of residents, service persons, and visitors because no on-street parking is likely to become available in the area.

b. Background and Purposes – Self Storage:

This Self-Storage use is created in response to an application to amend the Zoning Regulations to permit the development of a self-storage facility on the 3.7 acre tract on the west side of Hollow Tree Ridge Road. If the property is not developed for affordable

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housing per the above or self-storage, the district shall continue to be subject to all requirements of the Designed Multi-Family Residential Zone as set forth in Section 520 of the Regulations. The district requirements recognize the location of the property which is separated from single-family residential neighborhoods by the railroad tracks to the north, the John Davis Lodge Turnpike (Interstate 95) to the south, Hollow Tree Ridge Road and the commuter parking lot to the east, and to the west a large multi-family residential development (Avalon). The lack of access to public sewage facilities limits development options for the 3.7 acre tract. The district is close to the Noroton Heights Shopping Center, the Stop and Shop shopping center, the Noroton Heights train station, the Avalon residences and not far from Middlesex Middle School. Development in accordance with these regulations will provide storage options to residential homeowners in Darien. Such self storage facility may only be constructed here, where it will be in close proximity to other commercial uses and mass transportation facilities and will not adversely affect existing or potential single-family residences. This self-storage facility will serve the needs of residents who desire, or are in need of, additional storage for business, personal and household goods, as well as cars and boats, and parking must be provided because of the somewhat isolated nature of this property.

542. Site Requirements – Affordable Housing

-i. Utilities

The site is adjacent to existing water and public sewage facilities which appear to be of sufficient capacity to serve potential development of the property. Upgrading, improvement or extension of the facilities may be necessary due to the density. The costs associated with upgrading such facilities shall be borne by the applicant in connection with any proposed development activity. The applicant shall submit a statement from a licensed professional engineer and/or the utility companies certifying that the capacity of the utilities will suffice to accommodate the proposed development and/or will be upgraded to accommodate such development.

ħ.ii. Environmental Impacts

An environmental impact study and analysis shall be prepared and submitted to the Commission as part of any application and must clearly illustrate all effects of proposed development upon environmental factors, including but not limited to, inland wetlands and watercourses, aquifers, trees and vegetation, storm drainage systems, potential soil erosion, and other such elements. Such studies shall prescribe proposed measures to mitigate environmental damage while still accomplishing the basic objectives of the proposed development. The applicant shall also be responsible for certifying to the Commission that the air and noise conditions existing due to surrounding uses have been taken into consideration in the design of the project and that such conditions will not adversely affect or impact the health, safety and comfort of the residents of the premises.

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iii. Vehicular Traffic

A current traffic impact study shall be prepared and submitted to the Commission so as to meet the requirements of Subsection 1005(d) and (e) of these Regulations with regard to the existing and proposed conditions and circumstances as well as reasonably anticipated traffic elements such as road and drive width, sight lines, current and projected volumes of vehicular and pedestrian traffic, a second means of vehicular access/egress to and from the property for emergency purposes, circulation patterns, curb cut locations, on site parking needs, service vehicle access and maneuvering, trip generation, traffic control devices, signals and signage, pedestrian walkways, sidewalks, handicapped access and convenience and safety requirements including impacts upon the surrounding street system. The costs associated with upgrading or installation of traffic management devices or designs in connection with the proposed development shall be borne by the applicant.

d.iv. Basic Services and Utility Connections

All structures and dwelling units within the site must be serviced by public water and public sewerage. All utility connections, including electrical, telephone, telecommunications and other connections must be underground. No overhead services or wires shall be permitted.

542 b. Site Requirements – Self Storage

i. Utilities

The site is adjacent to an existing water facility which appears to be of sufficient capacity to serve potential development of the property. Upgrading, improvement or extension of the facility may be necessary. The installation of a private septic system will also be necessary. The costs associated with upgrading such facility shall be borne by the applicant in connection with any proposed development activity. The applicant shall submit a statement from a licensed professional engineer and/or the utility companies certifying that the capacity of the utilities will suffice to accommodate the proposed development and/or will be upgraded or installed to accommodate such development.

b.ii. Environmental Impacts

An environmental impact study and analysis shall be prepared and submitted to the Commission as part of any application and must clearly illustrate all effects of proposed development upon environmental factors, including but not limited to, inland wetlands and watercourses, aquifers, trees and vegetation, storm drainage systems, potential soil erosion, and other such elements. Such studies shall prescribe proposed measures to mitigate environmental damage while still accomplishing the basic objectives of the proposed development. The applicant shall also be

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responsible for certifying to the Commission that the air and noise conditions existing due to surrounding uses have been taken into consideration in the design of the project and that such conditions will not adversely affect or impact the health, safety and comfort of the residents of the premises.

iii. Vehicular Traffic

A current traffic impact study shall be prepared and submitted to the Commission with regard to the existing and proposed conditions and circumstances as well as reasonably anticipated traffic elements such as road and drive width, sight lines, current and projected volumes of vehicular and pedestrian traffic, a second means of vehicular access/egress to and from the property for emergency purposes, circulation patterns, curb cut locations, onsite parking needs, service vehicle access and maneuvering, trip generation, traffic control devices, signals and signage, pedestrian walkways, sidewalks, handicapped access and convenience and safety requirements including impacts upon the surrounding street system. The costs associated with upgrading or installation of traffic management devices or designs in connection with the proposed development shall be borne by the applicant.

d.iv. Basic Services and Utility Connections

All structures and any dwelling units within the site must be serviced by public water and private septic system(s). All utility connections, including electrical, telephone, telecommunications and other connections must be underground. No overhead services or wires shall be permitted.

543. Principal Uses Permitted by Special Permit

The following uses shall be permitted subject to approval of a Special Permit in accordance with Section 1000 and the standards set forth below:

- a. Multi-family dwellings and/or a series of separate dwellings provided any such residential uses are developed in accordance with Section 8-30g of the Connecticut General Statutes.
- b. Related accessory buildings, structures and uses in conjunction with housing which is developed in accordance with Section 8-30g of the Connecticut General Statutes.
- c. Public and semi-public uses.
- d. A Self Storage facility
- e. Related accessory buildings, structures and uses in conjunction with a self storage facility including but not limited to offices, work force housing and public parking.

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544. Area and Bulk Requirements for Special Permit Uses

The following requirements shall be deemed to be the minimum or maximum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	2.0 acres
2. Maximum Lot Area	5.0 acres
3. Minimum Lot Frontage	50' accessway required to a public street and a second accessway for emergency purposes.
4. Minimum Lot Width (Average)	100'
5. Minimum Lot Depth (Average)	100'
6. Maximum Average Gross Floor Area of all Dwelling Units	1875 sq. ft.
7. Minimum Floor Area of a Dwelling Unit	600 sq. ft.
8. Minimum Front Yard	25'
9. Minimum Distance Between Any Structure containing dwelling units and Interior Access Drive	15'
10. Minimum Side Yard	12.5'
11. Minimum Rear Yard	25'
12. Minimum Distance between any proposed structure and the nearest location of an existing or potential Single-family detached residential parcel which is in a different zone	50'
13. Maximum Height (See Note A)	3 stories or 35 feet
14. Maximum Building Coverage	25%
15. a. Maximum Floor Area Ratio (FAR) for affordable housing use.	0.20
b. for Self-storage use (See Note A)	0.70
16. a. Maximum Average Building Size for affordable housing use.	10,000 sq. ft.
b. for Self-storage use (See Note A)	120,000 sq. ft.
17. a. Maximum Density for Affordable Housing	9 units per net acre (as defined in Section 545c)
18. Open Space	At least 500 sq. ft. per dwelling unit minus any private terrace areas and balcony areas for the units
19. Building Separation:	
Wall with windows to another wall with windows	25'
Wall with windows to wall without windows	10'

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Note A: Basement space that is utilized only for mechanical equipment of the building shall not count as floor area. If any portion of the basement area is used for self-storage, or restrooms, or workshop, or rentable space, or is accessible to the public, then the entire basement shall be counted as a story and as floor space.

545. Maximum Density and Design Criteria – Affordable Housing Only

- a) The potential density of 9 units per net acre is to accommodate affordable housing in accordance with Section 8-30g of the Connecticut General Statutes. Any proposed development of the site shall be accompanied with a detailed and specific plan regarding the size, number, location, and other design features relating to all of the proposed dwelling units and specifically, the proposed affordable housing units. In addition, the applicant shall submit a detailed schedule regarding the timing or phasing of construction and occupancy of the affordable housing units and a detailed long-term management plan (including but not limited to draft documents such as deed restrictions, criteria for affordable housing ownership and occupancy, reporting and verification procedures, etc.) for continued compliance with the provisions of Section 8-30g. In no case shall the affordable housing units being created be delayed until the end of occupancy of the remaining units of the project. The first dwelling unit completed and occupied shall be an affordable housing unit and no more than three market-value housing units shall be completed or occupied for each affordable housing which is subsequently completed and occupied. In this way the completion and occupancy of affordable housing units, which is the goal and purpose of Section 8-30g, shall be accomplished in a timely manner.
- b) The size and type of affordable housing units created in accordance with Section 8-30g of the Connecticut General Statutes shall be dispersed throughout the proposed development and shall be comparable in size, design and construction to the market-value housing units.
- c) Net acres shall be the gross area of the site minus any portion of the site which is regulated wetlands, land under water, and/or land with a slope of more than 15%.
- d) No dwelling unit shall contain more than three (3) bedrooms.

546. Usable Open Space – Affordable Housing Only

- a. At least 500 square feet of usable open space shall be provided on the site for each dwelling unit. Terraces or balconies of the units shall be deducted from the open space requirement and open space areas shall be of such grade, size, location and character to be of useful and beneficial recreational purposes to the residents. Recreation and open space areas shall be designed and maintained to prevent the emission of objectionable noise and light onto abutting properties.

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- b. Although a swimming pool and/or indoor recreational facilities are not mandatory, it is strongly advised that some form of structured recreational facilities be provided as part of the open space and outside recreation areas.

547. a.) Parking, Garages and Drives – Affordable Housing

- a. i. Two (2) on-site parking spaces shall be required for each dwelling unit within the proposed development. It is recommended that one additional parking space per unit be provided on the site for visitors, service personnel and deliveries. All on site parking spaces shall be in accordance with Sections 226 and 900 of these Regulations with respect to minimal distances and design standards.
- b. ii. No on-site garages are required for a housing development proposed in accordance with Section 8-30g of the Connecticut General Statutes but, if a majority of the proposed housing units shall be serviced by garages, then the affordable housing units must also be serviced by garages.
- c. iii. Parking within a structure shall be permitted only within a one floor, on grade garage space or in the basement level of the structure. No structural parking deck or multi-level parking shall be permitted.
- d. iv. The minimum distance between on-site parking and the dwelling units shall be 10 feet, and the maximum distance from a parking space to the dwelling which will be serviced by that parking space will be 200 feet as a pedestrian would travel. No parking spaces shall be located within the required front yard area, but may be located within the required side or rear yard area.
- e. v. Roadways, driveways and accessways within any project shall be privately owned and maintained unless all construction standards and prevailing requirements for Town roads have been fully satisfied and sufficient rights-of-way have been dedicated to comply with all procedures and requirements for acceptance by the Town of any new street.

548. General Standards and Requirements

In addition to the specific standards and requirements provided herein, the Commission's approval of any application in this zone ~~the Affordable Housing Zone~~ shall be subject to the Commission making all findings under Section 1000 of these Regulations and the following additional findings:

- a. Residential development shall be consistent with the Town Plan of Conservation & Development and shall maintain the Town's predominantly single family residential character.
- b. The residential development shall not be detrimental to the health or safety of the residents of the proposed development and/or the neighborhood and shall not adversely affect any adjoining properties with respect to light, glare, vibration, noise, drainage, traffic, or other impacts.

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- c. The necessary findings of Section 1000 and a. and b. above shall only be modified as necessary to conform to the requirements of Section 8-30g of the Connecticut General Statutes.

549. Application

As part of the Special Permit approval process for any development activity within ~~the Affordable Housing Zone~~ this zone, the following additional requirements shall apply:

- a. Renderings and drawings of the proposed structures drawn from a perspective representing a view from street level and illustrating at least two facades of the building.
- b. Elevation drawings of each side of the building(s).
- c. Samples of the finishing materials to be used on the exterior.
- d. Color photographs of the existing site conditions and development within 200 feet to any side of the subject property and a locus map showing all buildings within a distance of 200 feet from the subject site.
- e. Presentation of an architectural style which shall enhance and contribute to the character of the site and the surrounding area.
- f. Buildings shall be designed to enhance and contribute to special design features of the area, including historic and public buildings and the natural environment.
- g. The applicant shall either obtain and submit with the application all necessary legal documents of rights such as easements, rights-of-way, articles of association, declarations and restrictions, etc., or shall otherwise provide sufficient evidence to show, to the satisfaction of the Commission, that the acquisition of all such legal documents or rights appear to have a reasonable probability of success.
- h. i. Affordable Housing Only: The applicant shall submit to the Commission the proposed phasing of development to clearly specify the sequence of construction of buildings, driveways, parking areas and other improvements related to health and safety, amenities, public facilities and utilities. Such work shall be installed according to a specific construction schedule and to insure against excess excavation and undue damage from erosion. No Certificates of Occupancy shall be permitted within any phase unless and until all work within the phase shall be complete. Each phase shall be designed to fulfill all health, safety and site development requirements with respect to affordable housing units as a minimum of 25% of units within the phase, sufficient off-street parking, sufficient open space, safe access and egress, provision of utilities, proper management of storm water and drainage, and other

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aspects of the development to assure that health and safety issues are addressed and that each phase would be in compliance with the Regulations if following phases are not completed. Each phase must be completed prior to a Certificate of Occupancy for any units within the phase, but, if specified in the approved schedule, numerous phases can be started and underway at the same time. Each phase must be completed in the appropriate time and pattern.

ii. Self Storage Only: The applicant shall submit to the Commission the proposed schedule of development. Such work shall be performed to insure against excess excavation and undue damage from erosion. The development must be completed in an appropriate time and pattern.

- i. The applicant shall provide to the Commission such additional information and assurances as the Commission may deem necessary to make a reasonable decision on the application.

550. Limitation of Time

The Commission’s approval shall become null and void unless construction of driveways, streets, traffic improvements and other site improvements shall be at least 50% completed within one year of the effective date of the Commission’s approval. The approval shall also become null and void if site development of at least the first phase is not completed within two years of the approval and/or the entire project is not completed within three years from the date of approval. Requests for any extensions of any of the above time periods shall be submitted in writing by the applicant / developer and may be granted by the Commission for good cause and upon a finding that the extension(s) shall not be contrary to public health and safety concerns and/or the intent of these Regulations.

Modification to subsection 904, adding a new subsection 904w, to establish a parking standard for Self-Storage Facilities.

<u>w. Self-Storage Facility</u>	<u>4 outdoor parking spaces for the first 10,000 square feet of storage building, plus one additional parking space for each 10,000 square feet of storage building, or portion thereof. Required parking may be in front of storage units and/or parallel to the building to facilitate loading and unloading, and shall comply with all dimensional and layout requirements.</u>
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