To: MEMBERS OF THE PLANNING AND ZONING COMMISSION  
RE: REGULAR MEETING – WEDNESDAY, SEPTEMBER 21, 2022

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, September 21, 2022 at 7:00 p.m. in the Council Chambers of Trumbull Town Hall.

AGENDA

PUBLIC HEARING
7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

SPECIAL PERMIT/SITE PLAN/ZONE CHANGE/OTHER

1. **Text Amendment:** Applicant, Trumbull Center LLC, is requesting to create Art II, Sec 3.6 (Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C) of the Town of Trumbull Zoning Regulations to permit Mixed-Use developments on properties greater than five acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road. **File #22-10**
REGULAR MEETING

PLANNER’S REPORT

ACCEPTANCE OF MINUTES

Acceptance of the Minutes from the August 17, 2022 Planning and Zoning Commission Regular Meeting

Dated at Trumbull, CT this 14th day of September, 2022.
By: Linda Finger, Clerk

Plans for the above application are on file for public inspection in the office of the Planning and Zoning Commission and online on the Town of Trumbull website.

COMMISSION MEMBERS: PLEASE NOTIFY Linda Finger, Clerk, at 203-452-5044 or lfinger@trumbull-ct.gov, IF YOU ARE UNABLE TO ATTEND.
April 28, 2022

Rob Librandi
Land Use Planner
5866 Main Street
Trumbull, CT 06611

Re: Proposed Amendment to the Article II to create Section 3.6 of the Trumbull Zoning Regulations

Dear Mr. Librandi:

On behalf of my client, Trumbull Center, LLC, the Owner of Record of the property located at 900 White Plains Road, please accept the following proposed amendment to create Section 3.6 and the Trumbull Center Mixed-Use Overlay Zone ("TCOZ") of the Trumbull Zoning Regulations (the "Regulations") to permit multi-family dwellings on properties with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road.

Narrative

The proposed text amendment is an important addition to the B-C Zone to permit multi-family dwellings within a designated overlay zone area under the proposed Section 3.6 of the Regulations. The 2014 Plan of Conservation and Economic Development (the "POCD") noted that "Trumbull is predominantly built out with little vacant land." *Id.* at 62. The POCD acknowledged that this condition "means that meeting economic demand and housing demand for alternative housing types could occur in developed areas or in areas that abut established neighborhoods." *Id.* The Residential Densities Plan of the POCD identified the area proposed for the TCOZ as a "Community Node." *Id.* at 63. The POCD then stated that Trumbull may consider "allowing additional housing types" and requiring that "all new higher density development make provisions for housing diversity." *Id.* at 65. The POCD specifically identified the area proposed for the TCOZ for "Mixed-use development, where apartments are located above retail." *Id.* at 66. The benefit to this type of development is that "Mixed-use allows for smaller and more affordable housing units in areas where a car is not needed for basic errands." *Id.* "The Town has responded to demand by creating new zones to allow developments." *Id.* at 67.

The proposed amendment fulfills the above-stated goals of the POCD in a manner identified in the POCD, which is to create a new zone to allow a mixed-use development in a particular area. The
The proposed TCOZ mirrors the tight control and oversight by the Commission in the B-C Long Hill Green and Town Hall Node under its multi-family dwelling section of the Regulations. Trumbull Center has seen recent development with construction of the CVS and Starbucks building at 965 White Plains Road. As the POCD noted, mixed-use development should be located in areas where a car is not needed for basic errands. Trumbull Center is an ideal location to walk to stores that provide basic necessities. Trumbull can capitalize on this opportunity to promote mixed-use development in this area, which is very contained, with the strict oversight provided under this proposed section of the Regulations. The POCD acknowledged the Regulations should be updated to better reflect the actual uses that have emerged in areas of Town. The proposed text amendment specifically targets this area by restricting multi-family dwellings properties zoned Commercial B-C with a minimum lot size greater than Five (5) acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road. This restriction ensures multi-family dwellings do not appear in established residential neighborhoods and they are located on properties of a significant enough size to absorb the needs of multi-family dwellings.

The B-C Zone and Special Permit regulations empower the Trumbull Planning and Zoning Commission with significant discretion, particular in sections regarding bulk, provisions for vehicles, signs, and lighting along with the restrictions stated in this proposed amendment for any developments to ensure they are created in the mixed-use design contemplated by the POCD. The proposed text amendment would permit a multi-family dwelling use while ensuring to preserve the commercial focus of the B-C Zone. For instance, the proposed Sections 3.6.3.b restrict any residential use to the upper floors of the overall development. There is an obvious exception to this requirement for the lobby, access point and amenity areas to the multi-family dwelling use that would need to be located on a ground floor. These restrictions retain the commercial character of a development by ensuring it will occupy almost the entirety of the ground floor. Any non-resident visitor to a development will only experience or interact with the commercial portion of the development. The residential portion of the development will not interfere with their experience on the Site. The proposed density restriction under Sec. 3.6.3.c ensures the residential use will not dominate the development. It will create a balance of uses. Similar to the B-C Long Hill Green and Town Hall Node, any proposed multi-family dwelling use will be restricted under the proposed Sec. 3.6.3.d to efficiency (studio), one-bedroom and two-bedroom dwelling units. This restriction has worked to tremendous effect in Town to limit impacts on Trumbull's town services and local traffic.

The proposed Sec. 3.6.3.e will assist the Town in achieving its affordable housing goals and aid in its effort to prevent dense housing in single-family residential neighborhoods through state statute. This protection is further achieved by restricting multi-family dwelling uses to those parcels of land in the B-C Zone with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road. This proposed text amendment properly locates multi-family dwelling uses in an area where it is needed and helps fulfills the above-stated goals of the POCD with respect to affordable housing. To aid in meeting that goal and locating higher-density housing outside of single-family residential neighborhoods, the proposed Sec. 3.6.3.f permits a height of Five (5) stories or Sixty-five feet (65'). The TCOZ is the appropriate location for this level of density. The proposed Sec. 3.6.3.g ensures a buffer to protect neighboring zones and properties while still allowing for practical and effective development within the TCOZ.

The Regulations should be updated to permit the mixed-use development promoted in the POCD. The submitted text amendment fulfills the goals of the POCD that specifically identified the area proposed for the TCOZ for mixed-use and higher density development. For these reasons, the
Applicant respectfully requests approval of the proposed Article II, Section 3.6 of the Trumbull Zoning Regulations.

Sincerely,

Christopher Russo
Re: Text Amendment – Trumbull Center Mixed-Use Overlay Zone Regulation

Dear Mr. Librandi:

On behalf of my client, Trumbull Center, LLC, the Owner of Record of the property located at 900 White Plains Road, please accept the following as a proposed amendment to the Trumbull Zoning Regulations to create Article II, Section 3.6 and establish the Trumbull Center Mixed-Use Overlay Zone to read as follows:

**Article II**

Section 3 COMMERCIAL ZONES

3.6 Trumbull Center Mixed-Use Overlay Zone in Commercial Zone B-C

3.6.1 Statement of Purpose

It is the intent of this regulation to enhance the vitality and cohesion of designated areas by allowing for mixed-used development including commercial uses with rental or ownership housing opportunities in an aesthetically pleasing community for individuals and households, including singles, couples, empty-nesters, and others, who, for reasons of cost or lifestyle, choose not to reside in a single-family house. A mixed-use development is intended to blend multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one location, where those functions are to some degree physically and functionally integrated.
3.6.2 Location

For purposes of this regulation, the Trumbull Center Mixed-Use Overlay Zone may be applied to properties zoned Commercial B-C and located on parcels of land with a minimum lot size greater than Five (5) acres with road frontage and direct traffic access to both White Plains Road (Route 127) and Daniels Farm Road.

3.6.3 Requirements

a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Commercial Zone B-C regulation, Article II Section 3.1.

b. Multi-family dwellings shall be permitted provided that units are restricted to upper floors of a development that includes commercial development on the ground floor except for any lobby, access, or amenity area to the multi-family dwelling use.

c. The maximum allowable residential density shall be 12 units per gross acre.

d. Residential units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.

e. A minimum of 10% of residential units constructed in this zone shall be restricted to a rent or sales price affordable to residents who earn 80% or less of the area median income. This requirement shall be applicable to all residential developments of 10 or more units.

f. The maximum building height of any mixed-use building containing multi-family dwellings shall be Five (5) stories or 65 feet.

g. The buffer of any mixed-use building containing multi-family dwellings from a property line or any other zone shall be Forty (40) feet.

3.6.4 Application Procedure

An application to apply the Trumbull Center Mixed-Use Overlay Zone must include an application for a Special Permit in accordance with Article XV of these Regulations. The Commission may approve a petition to apply the Trumbull Center Mixed-Use Overlay Zone if it conforms to the purposes set forth in this regulation.

Sincerely,

Christopher B. Russo
September 12, 2022

Rob Librandi
Land Use Planner & Interim Zoning Enforcement Officer
Trumbull Planning and Zoning
5866 Main St
Trumbull, CT 06611

Re: Text Amendment – Trumbull Center Mixed-Use Overlay Zone Regulation

Dear Mr. Librandi:

This letter will serve as our request to have the above-referenced application to the Trumbull Planning and Zoning Commission scheduled for public hearing on September 21, 2022, continued to the next regularly scheduled hearing of the Planning and Zoning Commission. The Applicant is in the process of reviewing comments. The Applicant hereby waives the statutory timeframe to close the public hearing.

Thank you for your attention to this matter.

Very truly yours,

Christopher Russo