

**TOWN OF EAST HARTFORD  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

DATE: 10/15/2020

Official Receipt Date:

10 / 19 / 20

**1. APPLICATION TYPE: (CHECK ALL THAT APPLY)**

**\*COMPLETE SECTION ON PAGE 2 OR 3**

- |  |  |
|--|--|
| <input type="checkbox"/> SITE PLAN APPLICATION   | <input type="checkbox"/> NATURAL RESOURCES REMOVAL AND FILLING |
| <input type="checkbox"/> SITE PLAN MODIFICATION  | <input type="checkbox"/> SPECIAL USE PERMIT*                   |
| <input type="checkbox"/> FLOOD HAZARD – MAJOR*   | <input type="checkbox"/> ZONING MAP CHANGE*                    |
| <input type="checkbox"/> FLOOD HAZARD – MINOR*   | <input checked="" type="checkbox"/> TEXT AMENDMENT*            |
| <input type="checkbox"/> SOIL EROSION AND SEDIMENTATION - Cumulative disturbed area (sq. ft.): _____ |  |

**2. SITE AND PROJECT INFORMATION**

PROPERTY ADDRESS: N/A ZONE: \_\_\_\_\_

ASSESSORS MAP AND LOT: \_\_\_\_\_ PARCEL SIZE (ACRES OR SQ. FT.): \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

Application for proposed text amendment to add single family detached cluster development housing as a permitted use in the Incentive Development Zone. See Section D and attached for more details.

**3. PROPERTY OWNER INFORMATION**

☐ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: N/A

OWNER ADDRESS: \_\_\_\_\_

OWNER PHONE: \_\_\_\_\_ OWNER EMAIL: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

The undersigned owner hereby authorizes: (1) this application, and (2) the Planning and Zoning Commission and Town of East Hartford staff the right to enter upon the property for the purposes of inspection associated with this application.

**4. APPLICANT INFORMATION**

☐ CHECK IF PRIMARY CONTACT

☐ CHECK IF APPLICANT IS SAME AS PROPERTY OWNER

APPLICANT: Hartford Area Habitat for Humanity

APPLICANT ADDRESS: 780c Windsor St, Hartford, CT 06120

APPLICANT PHONE: 860-541-2208, 2212 APPLICANT EMAIL: construction@hartfordhabitat.org

APPLICANT SIGNATURE: [Signature] PRINT NAME: Kristopher McKelvie

**5. DESIGN PROFESSIONAL INFORMATION**

☐ CHECK IF PRIMARY CONTACT

FIRM: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**- COMPLETE ONLY THE SECTIONS THAT APPLY TO YOUR APPLICATION TYPE -**

**C. ZONING MAP CHANGE**

**(ATTACH ADDITIONAL SHEETS IF NEEDED)**

**1) Zoning information:**

a. Existing Zoning District: \_\_\_\_\_

b. Proposed Zoning District: \_\_\_\_\_

**2) Describe the existing and proposed use of land and buildings in zone change area:**

**3) Describe how the proposed Zone Change relates to the Plan of Conservation and Development:**

**4) Describe how the proposed Zone Change will benefit the Town of East Hartford:**

**D. TEXT AMENDMENT**

**(ATTACH ADDITIONAL SHEETS IF NEEDED)**

**1) Section number and wording of existing Zoning Regulation proposed for amendment:**

604.4 Permitted Uses, Accessory Uses, Special Permit Uses, Lot Sizes and Areas, Parking and Signage  
\*See Attached

**2) Proposed revision, addition, or change in wording to the Zoning Regulations:**

\*See Attached

**3) Describe the circumstance that justifies the proposed amendment:**

\*See Attached

**4) Describe how the proposed amendment clarifies or improves the Zoning Regulations and improves development in the Town of East Hartford:**

\*See Attached

**5) Describe how the proposed amendment relates to the Plan of Conservation and Development:**

\*See Attached

## **Planning and Zoning Application for Text Amendment Hartford Area Habitat for Humanity**

### **D. TEXT AMENDMENT**

#### **1) Section number and wording of existing Zoning Regulation proposed for amendment:**

604.4 Permitted Uses, Accessory Uses, Special Permit Uses, Lot Sizes and Areas, Parking and Signage  
The permitted uses, accessory uses, special permit uses, lot sizes and areas, parking and signage requirements within the Incentive Development Zone shall be as defined in the B-1 zone. However, as indicated in the following section, all uses in the Incentive Development Zone will be treated as special permitted uses.

#### **2) Proposed revision, addition, or change in wording to the Zoning Regulations:**

604.4 Permitted Uses, Accessory Uses, Special Permit Uses, Lot Sizes and Areas, Parking and Signage  
The permitted uses, accessory uses, special permit uses, lot sizes and areas, parking and signage requirements within the Incentive Development Zone shall be as defined in the B-1 zone unless a Cluster Development is proposed. The purpose of a Residential Cluster Development is to permit efficient, attractive and economic growth by increasing flexibility in the location and arrangement of dwelling units. Residential Cluster development is a permitted use within the Incentive Development Zone for single family detached dwellings. All uses in the Incentive Development Zone will be treated as special permitted uses, as indicated in the following section.

#### **3) Describe the circumstance that justifies the proposed amendment:**

There are oddly shaped vacant lots throughout East Hartford that have the potential for creating more homeownership opportunities. Due to the shape of these lots and current lot size regulations for B-1 single family housing, development would require extensive road infrastructure, minimize the number of units allowed, and create unequal/oddly shaped lots. Allowing a Residential Cluster Development would maximize the use of the land allowing more homes, adjust the placement of the houses to be more visually appealing while allowing ample yard space for each owner, and permit a private way to access properties.

#### **4) Describe how the proposed amendment clarifies or improves the Zoning Regulations and improves development in the Town of East Hartford:**

Modifying the text by using the language 'Residential Cluster Development' increases the ability of developers to provide homeownership opportunities in the Incentive Development Zone. It provides the flexibility to layout homes in a manner that better suits the unique shape of lots, reduces extensive infrastructure costs required in traditional subdivisions, and allows for homeowner associations.

#### **5) Describe how the proposed amendment relates to the Plan of Conservation and Development:**

Allowing Residential Cluster Developments will align with the Plan of Conservation & Development's goals and objectives in the following ways.

- Help to grow and stabilize neighborhoods
- Provide infill development
- Revitalize communities and long vacant properties
- Promote and increase economic development
- Encourage open/shared space for recreation