

Town of East Hartford

Plan of Conservation & Development



Planning & Zoning Commission Meeting
March 13, 2024



BFJ Planning

Agenda

- 1 Project Status**
 - Founders Plaza
 - POCD Chapters
- 2 Discussion of Draft Land Use & Zoning chapter**

Project Status: Work Since Last Meeting

- Finalized Founders Plaza targeted stakeholder meetings scheduled
- Finalized revised vision, goals, and objectives
- Draft POCD chapters:
 - Introduction and Regional Context – *draft complete*
 - Demographics – *draft complete*
 - Land Use and Zoning – *draft complete*
 - Historic and Cultural Resources – *draft complete*
 - Parks and Open Space – *draft complete*
 - Housing – *in progress*
 - Transportation and Mobility – *in progress*
 - Natural Resources and Environmental Sustainability – *in progress*
 - Economic Development – *in progress*
 - Community Facilities and Infrastructure – *in progress*

Draft Land Use & Zoning Chapter: Outline

- Goals
- Overview of East Hartford land use patterns
- Summary of existing zoning
- Issues and opportunities

Draft Land Use & Zoning Chapter: Goals

Previous (2014) goals:

- Promote balanced use of land to enhance fiscal benefit and protect quality of life.
- Ensure that zoning regulations support the desired use of land and appropriately control development while allowing for creativity and flexibility to achieve planning objectives.

2024 goals:

- Promote a diverse mix of uses that meet the needs of the community and support a strong tax base.
- Use targeted zoning strategies and best practices to implement desired land use patterns, bolster existing neighborhoods, and facilitate economic revitalization of opportunity areas and corridors.

Draft Land Use & Zoning Chapter: Issues and Opportunities

1. Strongly encourage mixed uses throughout East Hartford

- Consider adding mixed-use buildings as permitted uses in the B-1 zone (i.e., lower Main Street, portions of Burnside Avenue, Hillside Street, Roberts Street, Connecticut Boulevard)
- Review and implement 2018 Silver Lane Revitalization Plan zoning recommendations
- Review area/dimensional requirements for multifamily uses to remove barriers, and consider permitting multifamily housing by site plan review, rather than special permit
- Review area/dimensional requirements for residential zones (e.g., potential conflicts on size of accessory buildings and ADUs).
- Consider updates to shared parking provisions
- Explore allowing, by special permit, small-scale retail, personal service, and artisan manufacturing as accessory uses in single-family neighborhoods

Draft Land Use & Zoning Chapter: Issues and Opportunities

2. Broaden permitted uses in business and industrial zones and ensure flexibility

- Uses to expressly permit: recreational fitness studios, tutoring/educational services, food halls, co-working, retail/personal service/food in combination with classes, indoor agricultural (beyond cannabis), art galleries/museums, pop-up shops, urgent care, pet grooming, auto-detailing, for-profit trade schools.
- Consider code revisions to remove barriers for desired uses:
 - Easing area/bulk and parking provisions for day-care
 - Creating adaptive reuse provisions for old mill buildings, churches, schools, etc.
 - Specifying rooftop solar as permitted use in residential, commercial, industrial zones
 - Developing special permit provisions for ground-mounted solar arrays as principal uses and as accessory uses within parking lots

Draft Land Use & Zoning Chapter: Issues and Opportunities

3. *Enhance buffers and other performance standards for industrial uses*

- Refine zoning definitions to distinguish between traditional distribution and large-scale fulfillment centers (e.g., Amazon), and permit large-scale facilities in I-3 only.
- Add standards for industrial buffers abutting residential lots, including screening, fencing, other measures to mitigate impacts.



Industrial use abutting homes on McKee Street (across from McAuliffe Park) and Belden Street

Draft Land Use & Zoning Chapter: Issues and Opportunities

4. Review and clarify incentive zones

- Review options to reduce the area zoned DDD-1 and re-assess the remaining area (i.e., consider developing sub-districts like DDD-3 district).
- Retain the DDD-2 district.
- Eliminate the CDR and IDZ zones.
- Explore a floating zone for housing (e.g., cluster single-family, cottage cluster, townhomes, multifamily housing).
- Consider new flexible zoning for Founders Plaza and gateway areas (Pitkin Avenue, lower Main Street).
- Rezone nonconforming commercial properties on Silver Lane from R-2 to B-1 or gateway zone.

Thank You!

