

Section 605

PLANNED DEVELOPMENT DISTRICT

605.1 Purpose

The Town of East Hartford has identified that significant development opportunity exists within specific commercial corridors and nodes. As such, the purpose of this District is to encourage vibrant and diverse larger-scale developments supported by smaller scale neighborhood growth within and connected to these areas. These projects will work together to create attractive, pedestrian-focused development within these target areas.

The Commission acknowledges that in specific cases, allowing certain parcels to be developed in a more flexible manner than would otherwise be allowed by the underlying zoning district can ultimately facilitate more suitable development. It is crucial to ensure that any projects approved in accordance with this section contribute to the Town's overall vision and compliment the goals outlined within the Plan of Conservation and Development

605.2 Vision

The overall vision for a Planned Development District is one that affords flexibility in order to encourage a higher density of activity, mixed uses, more robust design standards and environmental protection. The framework of any application under this section should align with the following guiding principles:

- a. Developments should focus on all non-motorized users, with connections to existing infrastructure (sidewalks, Charter Oak Greenway, nearby open spaces or recreation facilities, etc.). Additionally, site to site pedestrian connections should be provided.
- b. Low Impact Development shall be implemented to minimize the generation of stormwater runoff.
- c. Parking areas should generally be located to the rear of the property and behind the principal building, and shared parking arrangements to minimize total area devoted to parking lots are encouraged.
- d. Mixed-use developments, including multi-family housing and commercial tenants are encouraged.
- e. "Green" building technology and use of renewable energy techniques are strongly encouraged.
- f. Architectural elements should include; natural materials, façade modulation, ground floor windows and be designed at a pedestrian friendly scale.

605.3 District Eligibility and Boundaries

- a. The PDD may be applied in areas identified in the Plan of Conservation & Development for commercial or mixed-use development or redevelopment, or to adjoining parcels that serve

- as a transitional use to the commercial or mixed-use designated area, as interpreted by the Commission.
- b. The boundaries of each PDD shall be delineated by the applicant's proposed master plan and approved by the Commission. Following approval, the official Town Zoning Map shall be amended to reflect the placement of the PDD.
 - c. The Zoning Regulations of the underlying Zoning District upon which a PDD is applied shall be superseded by this Section, except as stated below.

605.4 Application Process

The PDD shall be designated as a floating zone. Accordingly, any application under this section shall first be considered an application for zone change and treated as such by the Commission. An application shall be made to apply the PDD to the subject property by first providing the Commission with a Master Plan. Either concurrently or following approval of the Master Plan, a Special Permit application shall also be submitted. Applicants may request preliminary discussion with Staff or with the Commission on an informal basis to receive non-binding guidance on project concepts and details.

- a. Master Plan: The purpose of the Master Plan shall be to establish the dimensional characteristics of the site and to confirm that the proposed uses are supported by the Plan of Conservation and Development. The Master Plan shall be professionally prepared in accordance with these regulations. The application shall consist of:
 - 1. A narrative description of the purpose of the application and the proposed development activity, including an outline of how the project furthers the goals of the Plan of Conservation and Development.
 - 2. A schematic master plan, developed at a scale not less than one-inch equals fifty feet (1"=50'), of the proposed site development, including approximate locations of proposed buildings, structures, parking areas, roadways, pedestrian facilities, public amenities and public utility areas. The Master Plan is meant to be a demonstration of the feasibility of the proposed site development concept but does not require the extensive engineering design of a full site plan.
- b. Special Permit for Development: The submission and review of a Special Permit application shall follow the procedures detailed in Section 207 of these Regulations

605.5 Approval Considerations

- a. In consideration of an application made under the provisions of this section, the Commission shall act in its legislative capacity and in doing so, may exercise legislative discretion by approving, approving with amendments, or denying an application to amend the official zoning map to apply the terms of this special district.

- b. In consideration of a Special Permit application made under the provisions of this section, the Commission shall act in an administrative capacity and in doing so, may exercise discretion by approving, approving with amendments or denying an application for a special permit made in connection to the terms of this special district

605.6 Permitted Uses

Recognizing the importance of matching the proposed development of the PDD to the specific context of the intended district, the Commission understands there must be certain flexibility to the specific uses proposed within any PDD. However generally, uses within this district may include but not be limited to:

- a. Restaurants/Eating Establishments including; Taverns & Brew Pubs, with or without outdoor dining (no drive through window)
- b. Retail
- c. Office
- d. Personal Service Establishments
- e. Tier (I) Places of Assembly: (Indoor and/or outdoor recreation)
- f. Tier (I) and (II) Service Establishments “Personal,” according to the permitted uses in the underlying zoning district of the proposed PDD area
- g. Multiple-Family Dwellings
- h. Assisted Living Facilities
- i. Daycare Centers/nurseries
- j. Manufacturing, processing and assembly of goods
- k. Research and Development Laboratories
- l. Mixed use, combination any of the above uses

605.7 Design Principles

Architectural and site designs should utilize high quality materials, facilitate pedestrian connections, incorporate streetscape elements and attractive landscaping. Structural rehabilitation and façade renovations will be encouraged to enhance the built environment. Buildings within this district shall be designed or redesigned to incorporate pedestrian amenities into a mixed-use center and shall be of such scale and mass that they relate to each other and the street.

605.8 Design Standards

- a. Site Bulk Standards
 - 1. Height, Area and Yard Requirements:
 - a. Maximum Height of new structures shall be ten stories or one hundred twenty (120') feet, whichever is lower, in areas where the underlying Zoning District has a lower maximum height;

- b. Maximum Height of new structures in areas where the underlying Zoning District has a maximum height more than 120' shall be controlled by the maximum height of the underlying Zoning District;
- c. Maximum building coverages shall be sixty percent 60% of the total site area in areas where the underlying Zoning District has a lower maximum building coverage;
- d. Maximum building coverage in areas where the underlying Zoning District has a maximum building coverage above 60% shall be controlled by the maximum building coverage of the underlying Zoning District;
- e. Maximum impervious surface coverage shall be seventy-five percent 75% of the total site area in areas where the underlying Zoning District has a lower maximum impervious coverage;
- f. Maximum impervious surface coverage in areas where the underlying Zoning District has a maximum impervious coverage above 75% shall be controlled by the maximum impervious coverage of the underlying Zoning District;
- g. Projects certified as a LEED Development by the US Green Building Council or, if to the satisfaction of the Commission the applicant has documented an overall reduction in the project's dependency on non-renewable resources, an increase of five percent (5%) beyond the otherwise maximum allowable building coverages may be approved.
- h. Front, side and rear yard setbacks shall be appropriate to the context and scale of the proposed development and surrounding properties in a manner that does not create an unsafe condition for occupants, visitors, vehicles and emergency access. In general, buildings built to the sidewalk should not exceed three stories, with taller buildings or building sections set farther back on the property.

b. Low Impact Development

- 1. These regulations require, where feasible, employment of measures in accordance with the latest version of the Low-Impact Development Appendix to the Connecticut Stormwater Quality Manual, as amended, to control stormwater at its source and to minimize the generation of runoff collected by the municipal stormwater system.
 - a. Adjoining Properties: Sites shall be graded, drained, and landscaped as to dispose of all surface water accumulation on site, and to prohibit surface water draining onto adjoining properties.
 - b. No Net Volume Increase: In no case shall any zoning permit allow the volume of stormwater runoff from a site to exceed the volume existing prior to the application of such permit or approval.
 - c. Maintenance: Approved stormwater and low-impact development infrastructure shall be maintained for the duration of the use with which the approval was associated, to the standard of performance represented in the application or otherwise accepted as standards practice. Failure to maintain such infrastructure without just cause (which

may be determined in sole discretion of the Zoning Enforcement Officer) is a violation of these regulations.

2. Construction in the 100-year Flood Zone is prohibited; construction in the 500-year Flood Zone is discouraged.
3. The use of “Green” building technology and use of renewable energy techniques are strongly encouraged.

c. Site Lighting

1. A photometric plan shall be submitted that demonstrates compliance with these regulations. All exterior lightings and sign illumination shall be designed, located, installed and directed in such a manner as to:
 - a. Prevent objectionable glare or light trespass;
 - b. Be shielded to the extent possible;
 - c. Be fully contained within the target areas
 - d. Maximize energy conservation
 - e. Limit the illumination to the minimum amount adequate for the intended purpose of the lighting;
 - f. Shield direct light source(s) so that they shall not be visible at the property line at ground level or above when adjacent to residential property.
2. No light shall be transmitted beyond the lot where it originates. Illumination values shall not exceed 0.5 foot-candles beyond a lot line. Any unnecessary lighting shall be reduced after the close of business. The applicant may be required to control lighting through timing devices and/or motion detectors.
3. Fixtures:
 - a. To reduce off-site glare, lighting fixtures for all parking areas shall be full cut off type fixtures or fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface and mounted perpendicular to the ground.

d. Parking, Access and Loading

1. All applications submitted within the PDD shall be accompanied by a parking plan. Such plan shall be completed to the satisfaction of the Commission but at a minimum, must include:
 - a. The anticipated parking demands, including peak hours and the method of calculation.
 - b. The total allocation of available parking spaces on site and for each business/tenant space.

- c. Locations for alternate parking locations (as defined) should they be necessary or more appropriate.
 - d. An analysis of the sufficiency of all pedestrian connections including an explanation of the Bicycle and Pedestrian on site amenities provided.
 - e. Demonstration that the parking provided is adequate for all combined uses and that any proposed parking conforms to Section 209 of these regulations.
- e. Landscaping and Open Space
1. A minimum of fifteen (15%) percent of the total PDD acreage shall be set aside as open space for recreation, conservation purposes, landscaped with persistently maintained plantings, or be maintained in natural, vegetated condition.
 2. Open space may include any natural areas, landscaped and/or formal planted gardens, important wetland systems or other significant natural areas, active and passive recreation areas and/or other unimproved land areas. Open space shall include all buffer areas and all other areas not covered by buildings, paved parking areas or roadways, or other impervious surfaces.
 3. The location and extent of all open space shall be identified on the Master Plan and designated as major or urban design. Subsequent changes in use of open space from that designated on the approved Master Plan may be permitted by the Commission by Special Permit. Urban Design open space shall include traffic islands, median strips, lawns and yards clearly associated with specific buildings, planted berms within parking lots and other improved areas of less than one-half (.5) acre. All other open space shall be considered major open space.
 4. Landscaping shall make use of native, non-invasive plantings and shall otherwise follow the provisions of Section 227 of these Regulations, except that if buildings are built to the sidewalk, no landscaping shall be required in between building and sidewalk. In this case, however, a landscaped strip a minimum of five feet wide (5') shall be provided in between the sidewalk and any roadway.
 5. An operations plan for the continual maintenance of the open space areas shall be submitted and approved by the Commission.