

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

DATE: 7/30/19

Official Receipt Date:

7/31/19

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: ~~67 Plain Drive~~ 00 ZONE: ~~R5~~

ASSESSORS MAP AND LOT: ~~11-34-5,38~~ PARCEL SIZE (ACRES OR SQ. FT.): ~~18.26 Acres~~

PROJECT NAME: Summerfield Townhomes

PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED):

See attached sheets - "Project Description"

3. PROPERTY OWNER INFORMATION

☒ CHECK IF PRIMARY CONTACT

OWNER OF RECORD: Hall Keen East Harford Limited Partnership

OWNER ADDRESS: c/o HallKeen Mgmt Inc. 1400 Providence Highway, Suite 1000 Norwood MA 02062

OWNER PHONE: 781-915-3010 OWNER EMAIL: aburnes@hallkeen.com

OWNER SIGNATURE: Andrew P. Burnes PRINT NAME: Andrew P. Burnes, President

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: _____

APPLICANT ADDRESS: _____

APPLICANT PHONE: _____ APPLICANT EMAIL: _____

APPLICANT SIGNATURE: _____ PRINT NAME: _____

5. DESIGN PROFESSIONAL INFORMATION

☐ CHECK IF PRIMARY CONTACT

FIRM: Crosskey Architects PHONE: 860-724-3000 x210

CONTACT PERSON: David Goslin, Principal EMAIL: dgoslin@crosskey.com

- 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:

Section 305.2.g.: current Wording of Section 305.2.g is not proposed for amendment.
Additional language to Section 305.2.g is proposed

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

See attached sheets

3) Describe the circumstance that justifies the proposed amendment:

The Town has large-scale multi-family projects with non-conforming configurations. The R-5 Zone Regulations do not adequately address the unique challenges of such large-scale projects that impede their operation and redevelopment for the benefit of residents.

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

See attached sheets

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

The proposed amendment will permit the redevelopment of large-scale multi-family projects which furthers the stated goal of the Plan to provide opportunities for the development of a diverse range of new housing.

PROJECT DESCRIPTION

Summerfield Townhomes

Summerfield Townhomes is a garden-style apartment community of 396 identical two-bedroom townhomes built in 1952. The existing property is comprised of 18 residential buildings, one clubhouse building and 428 parking spaces over 18 acres. The current mix of units requires significant reimagining and a major investment in order to better serve its residents and community with a more diverse unit mix and higher quality units. The Zoning Regulations (R-5 Zone) do not adequately contemplate the unique challenges that impede the improvement of Summerfield Townhomes due to its large scale, age, lack of unit type diversity, lack of services and amenities for a community of this size, and due to its preexisting non-conforming configuration. It is believed that modest flexibility in building, parking and yard setbacks, building separation lines, site area, density, parking, screening and fencing would allow for such improvements.

As proposed, the requested flexibility will allow Summerfield Townhomes to replace its non-accessible community building and 18 of its existing 2 BR units with a new elevator building that houses a mix of 31 ADA accessible units, including primarily 1BR units. Importantly, the new building will also house ADA accessible amenities, offices and a community services program suite that provides training, counselling and other personal advancement opportunities for residents, including over 400 school aged children living at Summerfield Townhomes.

In addition to this proposed new building, there is a potential opportunity to create up to 49 “infill units” at the corner of each existing “U” shaped building so that larger 3BR family units and additional accessible units can be added to the dominant 2BR mix.

In total, the preliminary concept (see Proposed Plan) increases the current unit count from 396 to 458 over 4-5 smaller phases of construction as follows:

- demolition of 18 units
- minor reduction in underutilized off-street parking from 428 to 419 spaces
- new construction of
 - 49 “infill units” at the corner of each existing “U” shaped building as primarily 3BR units
 - new Building with
 - 31 accessible units as primarily 1 BR units
 - about 15k SF of new, accessible amenities and community services program space
- rehabilitation of 378 existing 2BR units

- diversifies the unit mix to serve a variety of family types and needs
- creates more accessible units

The plan is to complete this renovation in multiple phases, dependent largely on the availability of tax credit financing from CHFA. As anticipated, "Phase I", as noted on the plan, totals 90 units. As proposed **Phase I includes:**

- 7 of the 49 newly constructed "infill units" at the corner of each existing "U" shaped building as primarily 3BR units
- New Building with
 - 31 accessible units as primarily 1 BR units
 - about 15k SF of new, accessible amenities and community services program space
 - Gut rehabilitation of 52 existing 2BR units
 - 90 units total

PZ COMMISSION APPLICATION FORM
ATTACHED SHEETS- SUMMERFIELD TOWNHOMES

D(2) Proposed addition to Zoning Regulation

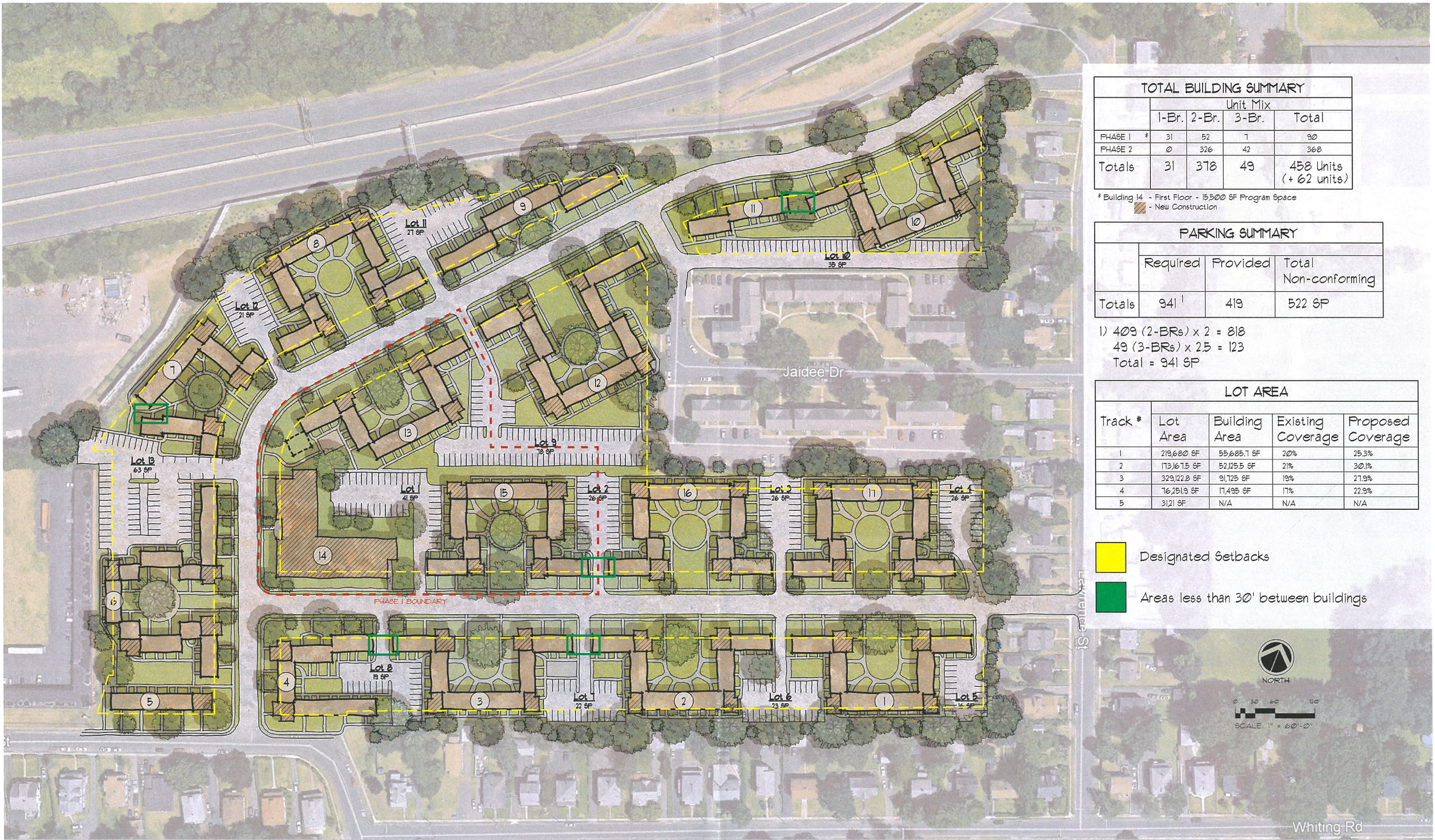
PROPOSED TEXT AMENDMENT TO
SECTION 3.05.2.g. (Special Permit Uses for Multiple-family Dwellings in R-5 Zone)

NEW TEXT TO APPEAR AT END OF SECTION 3.05.2.g.:

“Notwithstanding any provision of these regulations to the contrary, the Commission may modify any of the above conditions or requirements for Large-Scale Multiple-Family Dwellings (as defined below) and any of the parking or other general provisions of Article II applicable thereto if the Commission finds that the applicant has established to the satisfaction of the Commission that the project being proposed shall provide adequate protections and controls with respect to parking for the project and is otherwise in accord with the public interest, convenience, and welfare. As used herein, “Large-Scale Multiple-Family Dwellings” means any parcels, lots or tracts of land (i) which taken as a whole are contiguous or connected across from each other by a street, (ii) upon which 300 or more dwelling units are located, and (iii) which are under common ownership, operation or management at the time of issuance of the Special Permit. Any of the above modifications made by the Commission shall continue in force and effect in the event of any subdivision or resubdivision of such parcels, lots or tracts of land and shall not require submission of a special permit application unless required by Section 207.9 due to any reconstruction, enlargement, extension, moving or structural alteration of an approved special permit use or any building or structure in connection therewith.”

D(4) How amendment clarifies or improves Zoning and Development in East Hartford

This text amendment is intended to allow for flexibility in the aggregation, location, density and size of buildings, parking spaces, circulation and open areas to improve design quality in the creation and modernization of housing opportunities; to promote consistency, quality, and flexibility in the site layout and design; to mitigate traffic congestion by encouraging the creation and redevelopment of compact neighborhoods proximate to compatible adjacent uses; and to promote economic vitality and a greater diversity of housing opportunities for families and persons of diverse needs in compliance with objectives contained within plans adopted or accepted by the Town and generally accepted good development practices.



TOTAL BUILDING SUMMARY				
	Unit Mix			
	1-Br.	2-Br.	3-Br.	Total
PHASE 1 *	31	52	7	90
PHASE 2	0	326	42	368
Totals	31	378	49	458 Units (+ 62 units)

* Building 14 - First Floor - 15,500 SF Program Space
- New Construction

PARKING SUMMARY			
	Required	Provided	Total Non-conforming
Totals	941 ¹	419	522 SP

1) 409 (2-BRs) x 2 = 818
49 (3-BRs) x 2.5 = 123
Total = 941 SP

LOT AREA				
Track #	Lot Area	Building Area	Existing Coverage	Proposed Coverage
1	219,680 SF	55,685.7 SF	20%	25.3%
2	173,161.5 SF	52,125.5 SF	21%	30.1%
3	329,122.8 SF	91,725 SF	19%	27.9%
4	76,251.9 SF	17,495 SF	17%	22.9%
5	3121 SF	N/A	N/A	N/A

- Designated Setbacks
- Areas less than 30' between buildings