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## 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 complement 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 Planned Development District may be applied in areas identified in the 2014 Plan of Conservation & Development Future Land Use Plan for commercial or mixed-use development or redevelopment, or to adjoining parcels, including across a road right-of-way,

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- that serve as a transitional use to the commercial or mixed-use designated area, as interpreted by the Commission.
- b. The boundaries of each Planned Development District 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 Planned Development District.
  - c. The Zoning Regulations of the underlying Zoning District upon which a Planned Development District is applied shall be superseded and amended by the Text Amendment Application, except as stated below.

## **605.4 Application Process**

- a. The Planned Development District shall be designated as a floating zone and may only be established by approval of two applications submitted and processed at the same time:
  - 1. A Master Plan by way of a Text Amendment Application providing the information described in Section 605.6 in sufficient detail for the Commission to understand and establish the overall parameters of the proposed development. The Text Amendment Application shall be processed in accordance with Section 712 of these Regulations where "the exact wording of the change applied for" shall refer to the Master Plan documents as may be approved by the Commission pursuant to this Section 605 of the regulations;
  - 2. A Zoning Map Amendment Application, processed in accordance with Section 713 of these Regulations, locating the proposed Planned Development District on the official Zoning Map.
- b. Once a Planned Development District is established, actual development may only occur with site plan approval as provided in Section 702 of these Regulations where the purpose of such site plan approval is to determine if the proposed development is consistent with the approved Master Plan and to document the proposed improvements.
- c. 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.

## **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 and text to apply the terms of this special district.

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## 605.6 Master Plan Requirements

- a. A Master Plan of the proposed development shall be submitted to the Commission for approval, and such Master Plan shall include the following:
  1. Overview of Planned Development District: a name identifying the proposed Planned Development District and a general statement regarding the intent of the proposed Planned Development District.
  2. Conceptual site plans: one or more sheets depicting the proposed schematic design of the site, including:
    - a. The identification and general location of proposed uses;
    - b. Existing and proposed building footprints;
    - c. Proposed public and private streets, sidewalks and/or pedestrian walkways, rights-of-way, and parking areas;
    - d. A landscaping plan, including the location of proposed buffers;
    - e. Information regarding the provision of water, sewer, drainage, and other utilities; and
    - f. The location of public and/or private open space or conservation areas.
  3. Schematic architectural drawings: one or more sheets illustrating the schematic design of the proposed buildings and structures, including:
    - a. Schematic floor plans;
    - b. Architectural elevations of all buildings; and/or
    - c. Photographs of buildings similar to the proposed buildings.
  4. Data table: information regarding the proposed development, including:
    - a. Lot area and lot frontage;
    - b. Building setbacks, yards, and/or building separations;
    - c. Lot coverage (coverage by building(s) and impervious coverage);
    - d. Proposed floor area by proposed use;
    - e. Parking spaces.
  5. Additional documentation: Depending on the nature and/or intensity of the proposed Planned Development District, the following documentation may also be required by the Commission:
    - a. A traffic study estimating the potential traffic generation and the capacity of streets within and neighboring the district to accommodate the projected traffic;
    - b. A parking plan as defined in Section 605.9.d;
    - c. A report regarding the adequacy of proposed utility services;
    - d. A statement on how the proposed development complies with the Plan of Conservation and Development; and
    - e. Any additional information as may be required by these Regulations.

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## 605.7 Permitted Uses

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

- a. Restaurants/Eating Establishments including; Brewery & Brew Pubs, with or without outdoor dining (no drive through window)
- b. Retail
- c. Office
- d. Places of Assembly: as limited by Tier I and Tier II regulations
- e. Personal Service Establishments: as limited by Tier I and Tier II regulations
- f. Multiple-Family Dwellings
- g. Assisted Living Facilities
- h. Daycare Centers/nurseries
- i. Manufacturing, processing and assembly of goods
- j. Research and Development Laboratories
- k. Mixed use, combination any of the above uses

## 605.8 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.

## 605.9 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;

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- 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 shall be in compliance with Section 601.
  - 3. The use of "Green" building technology and use of renewable energy techniques are strongly encouraged.

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## 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 Planned Development District 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 parking facility design conforms to Section 209 of these regulations.

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## e. Landscaping and Open Space

1. A minimum of fifteen (15%) percent of the total Planned Development District 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 (0.5) 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.