Application to amend the Zoning Regulations and Design Guidelines for the Tolland Village Area

Presentation

Monday, April 25th 7pm

Tolland High School

NE REAL ESTATE

Progressive Real Estate Development

Mark De Pecol-Developer
Andy Graves-Architect

Proposed Text Changes-general

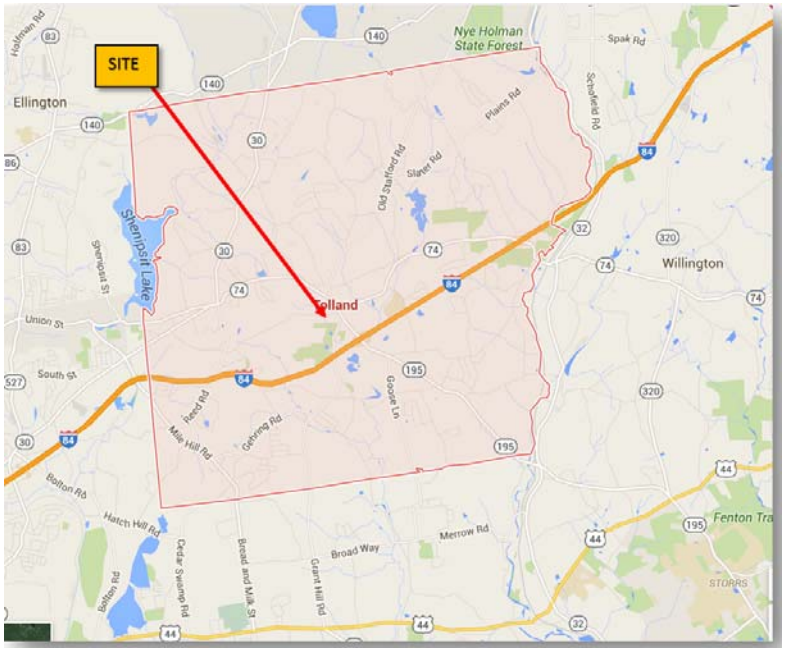
- Increased building heights and building widths
- Reduced setbacks from a public road
- Changes how the distance between lodging and adult entertainment is measured
- Allow drive through restaurants in the Tolland Village Area

GETTING TO KNOW THE PROJECT

Location

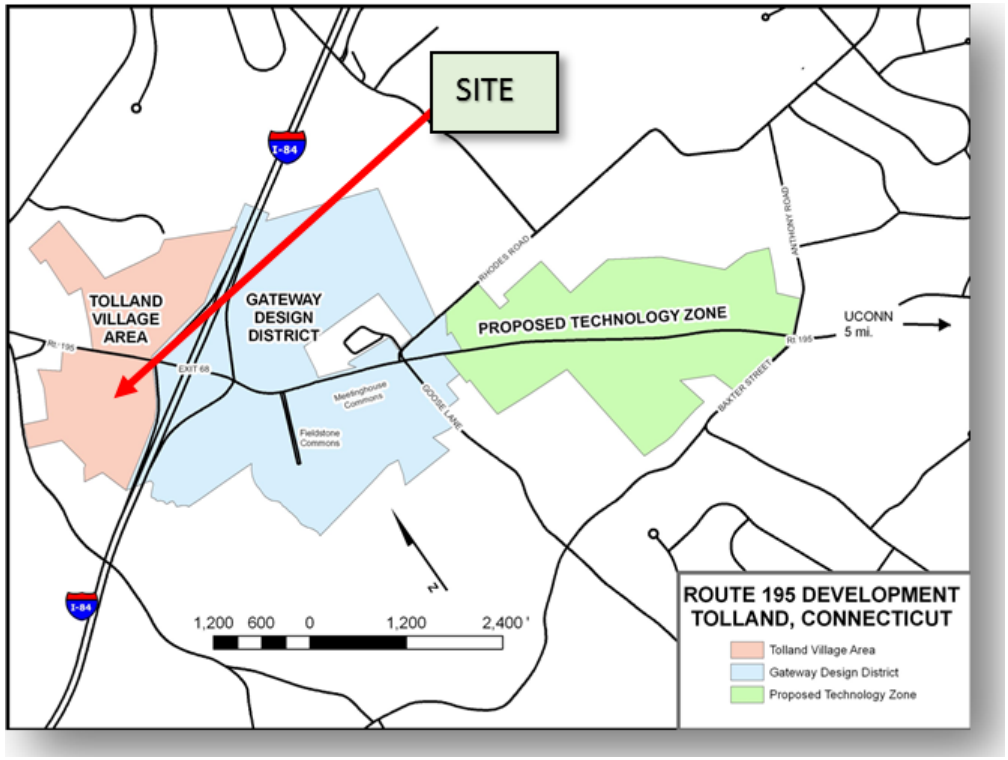
We are proposing to create a small village at the intersection of I-84 and Route 195

LOCATION



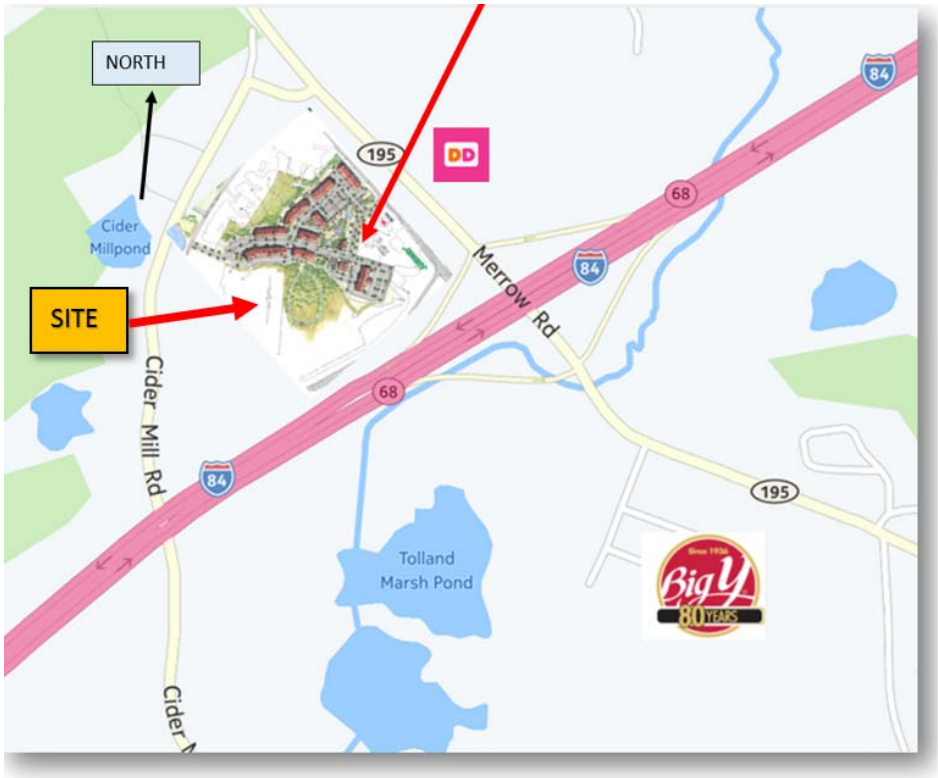
ZONE

Tolland Village Area Zone

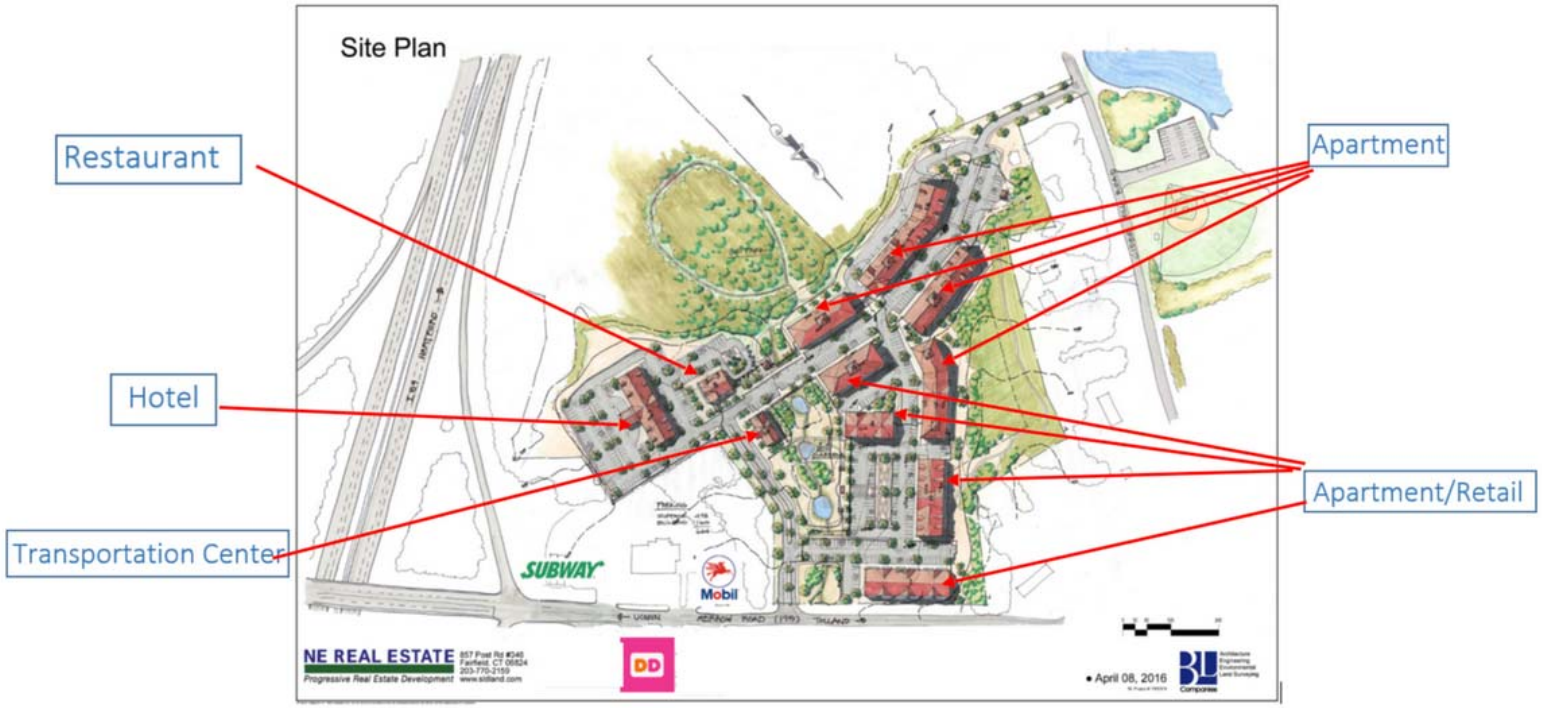


SITE

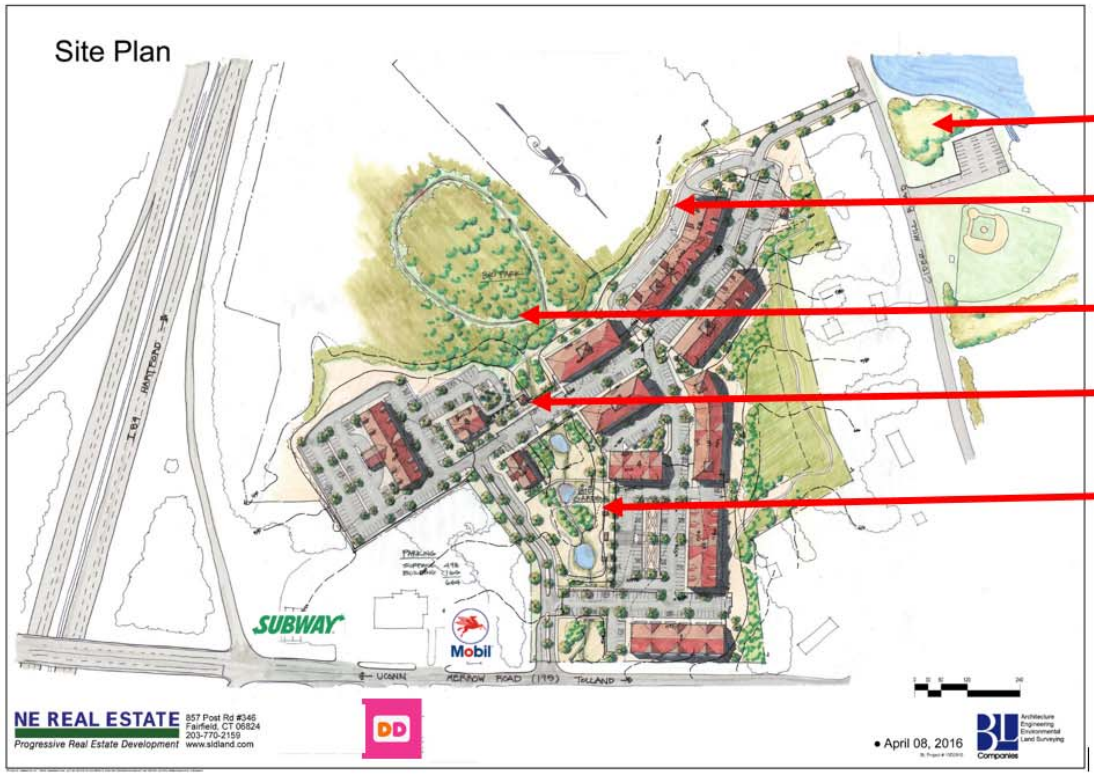
SITE LOCATION



Concept plan-building uses



ENVIRONMENTAL & INTERCONNECTIVITY



Crandall's Park

Walking trails

Eco-Park with boardwalk

Gazebo

Eco-Gardens

Central green/water feature area

Proposed Tolland Village

Apartments above

Retail Below

Long buildings

Varied architecture

Wide sidewalks

Short setback to street

Proposed Tolland Village

Long buildings with varied architecture

Proposed Tolland Village

Varied architecture

Guiding principals

- New England Architecture transitioning to Tolland Green
- Mixture of uses residential/retail/commercial
- Connectivity and walkability
- Protecting environmental resources
- Great architecture
  - Breaking up of buildings with fenestrations/textures
  - Varying roof styles
- Expansive sidewalks to mingle
- Attempt to create a “village-type ‘town center,’ in a walking friendly setting with community gathering spots and shops.”

The streetscape for a Tolland Town Center should incorporate traditional New England village features and sustainable development practices as follows:

- **A mixture of uses and activities** including residences, retail, offices, restaurants, civic uses, lodging, etc. will be allowed, so that there is activity in the area on week days and weekend, day and evening.
- **A "main street" as the village focal point**, with buildings oriented toward the street, wide sidewalks and pedestrian amenities should be incorporated into the design. Buildings on the main street should have commercial uses on the first floor to create activity and contribute to a pedestrian environment.
- **Walkability within the village area** and to nearby destinations including parks, municipal facilities and the Green, via sidewalks and trails are important and should be provided.
- **Connectivity between buildings, properties and use areas.** Even if areas are developing one at a time, sites should be planned to fit cohesively with future village development on neighboring properties.
- **Protection of nearby water resources** through preservation of green spaces and low impact development techniques.
- **Parking is mainly on-street parking.** In cases where a parking lot is necessary, it will not be prominent.
- **Building architecture is critical.** Design guidelines will illustrate desirable and undesirable building styles and architectural features for the village area. Buildings should complement the nearby historic Tolland Green, provide for an attractive gateway to our town, and create a unique atmosphere.
- **Sustainable design, high performance buildings, and "green" technology** should be encouraged.

Tolland Village Area regulations

Section 7-2. Purpose and Intent.

A. The purpose of the Tolland Village Area is to:
   1. implement the Tolland Plan of Conservation and Development.
   2. enhance the gateway to the National Historic Register Tolland Green and preserve the character in areas near the Historic District.
   3. expand opportunities for economic development and housing within a framework where a mix of uses can coexist for the benefit of stakeholders and the community at large.
   4. plan for transitional use and density between Tolland Green and Interstate 84.
   5. plan for progressively more intensive development in the Tolland Village Area as it approaches Interstate 84.

B. It is further intended that the TVA zone and approval process will:
   1. be consistent with the Tolland Plan of Conservation and Development.
   2. encourage property owners to coordinate development.
   3. provide flexibility in design, placement and layout of sites.
   4. provide buffers to adjacent residential development.
   5. protect important natural resources (especially surface and groundwater).
   6. provide guidelines so that development is consistent with New England village architecture.
   7. provide safe streets for motorists, pedestrians and bicyclists.
   8. incorporate open space, parks and/or greenways.
   9. promote sustainable design, high performance buildings and “green” technology.

WHY WE NEED CHANGES TO THE ZONE

BUILDING LENGTH & HEIGHT

Economics

Town	Pop	Med HH Inc
Glastonbury	35,000	$108k
Tolland	15,000	$107k

Retail rents more than 50% less in Tolland
Apartment rents more than 40% less in Tolland

To make a development work in Tolland and insure long term viability, more income is required due to the lower rents.

2520 Main Street
Glastonbury, CT 06033
$34 SF/Year

2520 MAIN

Strip Ctr	1,000 - 2,800 SF Available	1 Space	8,600 SF GLA

New 8600 square foot retail development in the heart of Glastonbury Center on Main St and Welles St, directly across from Whole Foods. Joi...

Floor Plans & Pricing

Studio — 0 units available now

Studio — Rent: $1300-$1425 / mo — Deposit: $1000 — Sq Ft: 628 — Beds: 0 — Baths: 1

1 Bedroom — 0 units available now

Apartment — Rent: $1500-$2290 / mo — Deposit: $1000 — Sq Ft: 699 — Beds: 1 — Baths: 1

2 Bedrooms — 0 units available now

Apartment — Rent: $2100-$2425 / mo — Deposit: $1500 — Sq Ft: 1038 — Beds: 2 — Baths: 1

Addison Mill

1 photo
64 Merrow Road
Tolland, CT 06084
Retail
$16.00 /sf/year | 12,000 SF
12,000 sq. ft of space available. Landlord will subdivide space 80' to 100 depth. Build to suit. Land is available for 60,000NNN anual land rent.

10 photos
12 Goose Lane
Tolland, CT 06084
Retail
$12.00 /sf/year | 3,400 SF
Professional building well maintained and easy access to UCONN and I-84. Many spaces available of different sizes. Space lends itself to professional offices, R & D, Medical, Service business and a

7 photos
642 Tolland Stage Road
Tolland, CT 06084
Retail
$10.80 /sf/year | 1,500 SF
Bring your business to Tolland Stage Road. Open floor 1,500 s.f. floor plan. Previously used as a grocery store. Very nice village type retail space in Tolland Stage Commons. Close to Historical Tolland Green and

-$20/sf/yr=-40,000/yr (2,000sf)

1 Bedroom

Apartment — Rent: $1065-$1170 / mo — Deposit: Please Call — Sq Ft: 922 — Beds: 1 — Baths: 1 — -$800

2 Bedrooms

Apartment — Rent: $1360 / mo — Deposit: Please Call — Sq Ft: 1090 — Beds: 2 — Baths: 2 — -$900

Ivy Woods

The way to make this project work is by increasing density of the residential component

- Land cost
- New Intersection
- New road to Cider Mill
- All new underground utilities
- Sewer pumping station

+

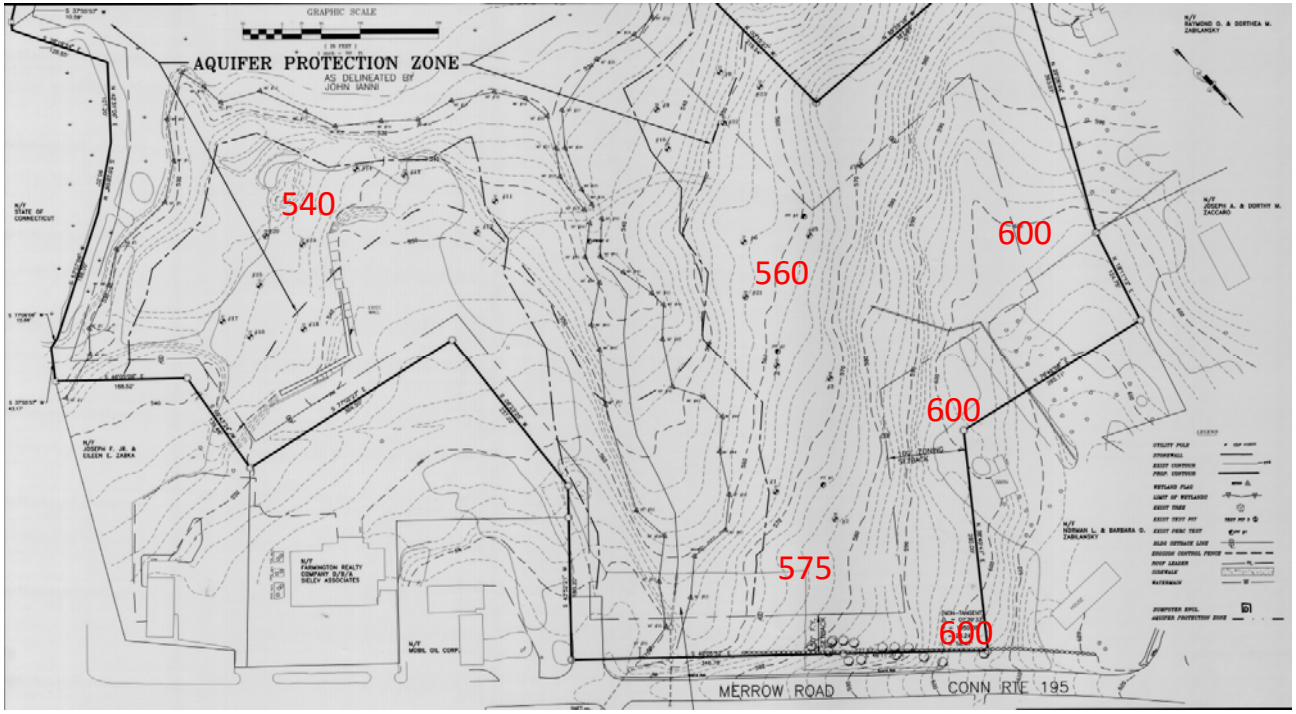
- Only 40% of land is developable
- Low rents relative to new construction
- 12% below market rents (workforce housing)

= To get density we must increase building length and height

Actual topo

Actual elevations

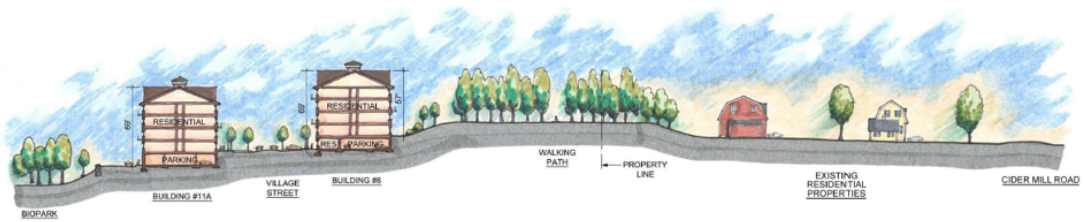
Site is much lower than abutting property owners and Merrow road



Town Hall

656

Site Sections



SITE SECTION #1
1" = 30'-0"

KEY PLAN

SITE SECTION #2
1" = 30'-0"

SITE SECTION #3
1" = 30'-0"

OTHER ZONE CHANGES

- DISTANCE FROM ADULT ESTABLISHMENT TO HOTEL
- DRIVE THRU

Intersection entrance, hotel, drive-thru

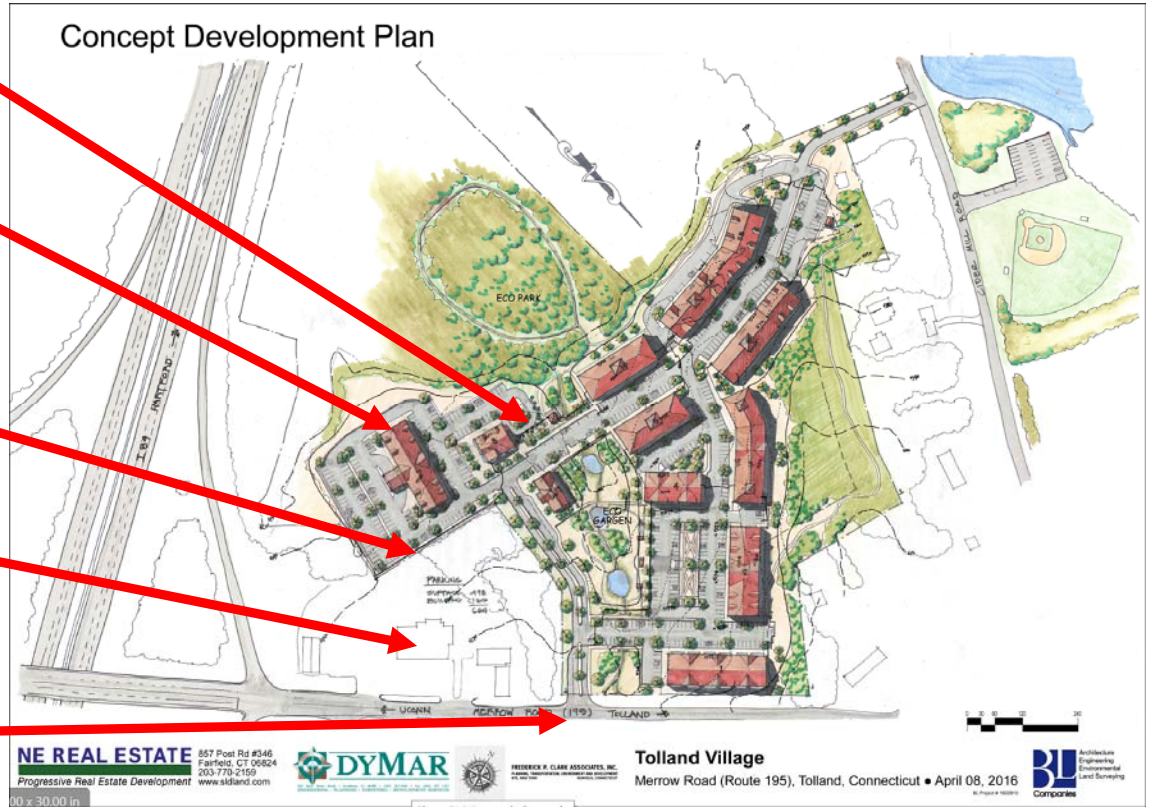
Drive Thru

Hotel

Security fence

Adult Establishment

New Intersection with traffic light



Hotel is 800 feet from adult establishment measured by travelled way

Drive-thru Is to keep options open for Panera type establishment

2. Specific text changes proposed

Design Guidelines for the Tolland Village Area (TVA) Zone

C: COMMERCIAL, MIXED USE AND OTHER NON-RESIDENTIAL BUILDINGS

2. Buildings

a. Height and Bulk

- One story (1) buildings are not permitted; one and a half (1.5) and two (2) stories are permitted; three and a half (~~2~~3.5) stories are preferred. The maximum is five (5)~~three~~ stories at the front of the building, a building may have more than one front, the Commission will determine the front(s).
- Building ~~width~~ length should not exceed three hundred (300)~~200~~ feet in the Mixed Use Area, including along the main street. ~~In other commercial areas, building widths should not exceed 75 feet~~. Spans greater than two hundred (200) feet shall have a step perpendicular to the face of the building of at least three (3) feet such that there are no contiguous flat façade plains longer than two hundred (200) feet. Lengths greater than three hundred (300) may be approved by the commission if in its' judgement the facades are effectively articulated to mitigate the building length.

c. Roofs

- Roofs should be front gabled, side gabled or hip. Roof pitches should generally be 8/12 to 12/12 when on buildings less than four (4) stories in height and when gables face~~ing~~ the public way regardless of building height. Roof pitches perpendicular to the public way should generally be 4/12 or greater when on buildings four (4) or more stories in height.

5. Streets. Walks and Streetscape

b. "Main Street"

1. The vegetated buffer between ~~parking~~ roadways and the sidewalk where no on street parking is provided ~~should be a minimum of~~is recommended to be 6 feet wide. This buffer improves the pedestrian environment by separating pedestrians from ~~parked cars~~moving vehicles, improves attractiveness of the streetscape, and provide drainage infrastructure (LID).
2. The vegetated buffer between roadways and the side walk where on street parking is provided shall contain a five (5) foot buffer strip as follows:
   - Street trees at a maximum spacing of twenty-five (25) feet on center
   - Pavement consisting of surface materials that differentiate it from the main sidewalk, such as colored concrete, pavers, stamped concrete, or other surfaces deemed appropriate by the commission.
   - Planter boxes
   - Bicycle racks, benches and similar street furnishings as appropriate for uses abutting the sidewalk.

10. Hotel

b. Building

If primarily oriented along the main street, the hotel should meet the design guidelines for main street buildings, including guidelines for setbacks, street level retail feel, etc. Placement elsewhere should follow these guidelines:

- In general, the facade that is visible from the main street should not exceed five (5)~~2.5~~ stories.
- ~~Up to 30% of the length of the façade may exceed 2.5 stories but be no greater than 4 stories if a taller height will better accomplish the visibility objectives above; i.e., if the façade is 99' long, 33 feet of that length, may have a greater number of stories.~~

D: RESIDENCES

4. Multi-family

b. Stand-alone multi-family

- Façades should provide variation every sixty five(60~~5~~)~~50~~ feet.

Section 3-8. Height and Density Restrictions.

A. In all zones, except as noted in this section or elsewhere in these regulations, maximum principal building height (as defined in Sections 2-2) shall be thirty five (35') feet or forty (40') to ridge, whichever is more restrictive. The following exceptions apply:

1. In the Tolland Business Park:
   a. Maximum principal building height (as defined in Section 2-2) shall be forty-five (45') feet or fifty (50') feet to ridge, whichever is more restrictive.
   b. The Commission may grant a Special Permit for an air supported building up to 80' in height after considering visibility and impact from properties not in the Tolland Business Park including topography and elevation of the building site and vegetative buffering.

2. The applicant may request and the Commission may grant a height up to 55' in the Gateway Design District by four votes depending on the building design, site plan and topography of the site.

3. In the Tolland Village Area: see height exceptions in Article VII.

B. No building or structure shall be erected, enlarged, reconstructed or structurally altered to exceed the height limit and density provisions herein established for the zone in which the building or structure shall be located, except as follows:

1. ~~that penthouses~~ Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building and fire or parapet walls, skylights, towers, domes, bulkheads, individual domestic radio and television antennae, church steeples, spires, belfries, cupolas, stage lofts and screens may be erected above the height limits herein prescribed provided that no such roof structure shall be erected to exceed by more than fifteen (15) feet the height limits of the zone in which it is located, nor shall such roof structure have a total area greater than ten percent (10%) of the horizontal roof area of the building or structure on which it is located, nor shall such roof structure be used for any purpose other than a use incidental to the principal use of the building or structure on which it is located.
2. Flagpoles, chimneys, smokestacks, water tanks or similar structures may be erected above the height limits herein prescribed. Structures used for the storage or protection of agricultural crops may not exceed forty (40) feet in any zone. The Commission may allow agricultural structures to exceed this height limit, in any zone, by Special Permit.
3. In the Tolland Village Area, unoccupied building elements such as towers, cupolas, false dormers, chimneys and related architectural features provided for aesthetic purposes many extend above the maximum building height fifteen (15) feet provided all such elements do not occupy more than 15% of the roof area of the building in which they are located.

Section 7-9. Standards for Area Development Plans.

The purpose of an Area Development Plan is for the applicant to present a conceptual plan for the development of the site and to determine whether the proposed uses and layout conform to the Plan of Conservation and Development and to applicable requirements in these regulations.

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8. Mixed use and commercial buildings shall meet the following setbacks and other dimensional requirements unless specifically approved by the Commission as part of an Area Development Plan:

a. Setbacks: Buildings with frontage along a new public way should be no more than 10 feet from the building side edge of a sidewalk along that public way closest to the building. The Commission may approve ~~up to a 20 foot~~greater setbacks if part of an approved Area Development Plan.

b. Building height:

1) Mixed use and commercial buildings One (1) story buildings are not permitted, one and a half (1.5) or two (2) stories are permitted, three and a half (~~2~~3.5) stories are preferred, the maximum is ~~three~~ five (5) stories.~~. The Commission may approve an additional story in an area where steep grades cause a large differential in building height on sides.~~ The maximum principal building height in feet (as defined in section 2-2) shall be sixty eight (68) feet. Where building heights exceeds four (4) stories, the building will be set back from Merrow road -a minimum of one hundred and fifty (150) feet and façades will be designed to mitigate the impact of the building height using at a minimum two or more of the following methods:

a. Change building siding material such that no single material covers more than a maximum of four contiguous stories of the building façade.
b. Vary fenestration size and trim in building stories such that no three contiguous building stories have the same fenestration patterns.
c. Treat the top building story as part of the building roof by the use of dormers.
d. Step the building façade in at least once as the building height increases
e. Provide balconies on at least 50% of the openings in any one story of the building.
~~1)~~f. Any other method, which at the discretion of the commission, meets the intent of the above requirements.

~~2) Hotels not located in a Main Street setting: the façade that is visible from a Main Street shall not exceed 2.5 stories. Up to 30% of the façade may exceed 2.5 stories, but be no greater than four stories.~~

~~3)~~2) For a hotel, the Commission may allow an increase in maximum principal building height (as defined in Section 2-2) of up to ~~forty~~ fifty five (~~40~~55) feet ~~or forty-five (45) feet to ridge~~, or four (4) stories, whichever is more restrictive. The applicant shall provide visual renderings, with accurate existing and planned topography, with vantage points from Merrow Road and other locations identified by the Commission. Such an increased maximum principal height shall only be allowed for buildings and site designs that meet the following standards:

a. The building is set back a minimum of 150 feet from Merrow Road;
b. The mean elevation of the finished grade of the building is less than the elevation of the closest segment of Merrow Road or the applicant has demonstrated that, due to topography, design strategies or other factors, the negative visible height impact from Merrow Road is minimal;

c. The building has a vegetated roof that is compliant with Article XXVII, Low Impact Development, ~~or~~ a pitched roof or a conventional flat roof if the building is more than four hundred (400) from Merrow Road;

d. The Commission is satisfied that the building design and architecture minimize the visual impact of the increased height; and,

e. The visual impact of parking areas shall be minimized through the use of interior parking, low impact development techniques, screening or other methods.

4) Building width (excluding hotels): shall not exceed ~~200~~ 300 feet. ~~spans~~ Spans greater than 75 feet should provide variations through techniques identified in the Design Guidelines. Spans greater than two hundred (200) feet shall have a step perpendicular to the face of the building of at least three (3) feet such that there are no contiguous flat façade plains longer than two hundred (200) feet. Lengths greater than three hundred (300) may be approved by the commission if in its' judgement the facades are effectively articulated to mitigate the building length.

9. Residential – single-family, two-family and townhouses:

a. Front yard setback should be a minimum of 10 feet and a maximum of 25 feet.

b. Garages for single and two-family houses shall be located behind the housing unit. If this is not possible due to site constraints, the garage entry shall be recessed at least 15 feet behind the front façade of the house.

10. Residential – multi-family dwelling units

a. The maximum principal building height (as defined in Section 2-2) shall ~~be~~ be five (5) stories and ~~thirty-five (35') feet or forty (40') to ridge, whichever is more restrictive~~sixty eight (68) feet. Where a building exceeds four (4) stories in height the following conditions shall be met:

a. The building will be set back from Merrow road a minimum of one hundred and fifty (150) feet;

b. The mean elevation of the finished grade at the perimeter of the building shall be below the closest adjacent segment of Merrow Road or the applicant will demonstrate that, due to topography, or other factors the visible height impact from Merrow Road is minimal;

c. Façades will be designed to mitigate the impact of the building height using at a minimum two or more of the following methods:

i. Change building siding material such that no single material covers more than a maximum of four contiguous stories of the building façade.

ii. Vary fenestration size and trim in building stories such that no three contiguous building stories have the same fenestration patterns.

iii. Treat the top building story as part of the building roof by the use of dormers.

iv. Step the building façade in at least once as the building height increases

v. Provide balconies on at least 50% of the openings in any one story of the building.

vi. Any other method, which at the discretion of the commission, meets the intent of the above requirements.

~~a.~~

~~b. The Commission may allow increased maximum principal building height (as defined in Section 2-2) for multi-family housing of up to forty (40) feet or forty-five (45) feet to ridge, or 3 stories, whichever is more restrictive. Where internal parking will be partially below grade, the Commission may increase the number of stories to 3.5. The applicant shall provide visual renderings, with accurate existing and planned topography, with vantage points from Merrow Road and other locations identified by the Commission. Such an increased maximum principal height shall only be allowed for buildings that meet the following standards:~~

~~1) The building is set back a minimum of 150 feet from Merrow Road;~~

~~2) The mean elevation of the finished grade of the building is less than the elevation of the closest segment of Merrow Road or the applicant has demonstrated that, due to topography, design strategies or other factors, the negative visible height impact from Merrow Road is minimal;~~

~~3) The building has a vegetated roof that is compliant with Article XXVII, Low Impact Development or pitched roof; and,~~

~~4) The Commission is satisfied that the building design and architecture minimize the visual impact of the increased height.~~

~~c.~~b. Setback: minimum of fifteen (~~25~~ 15) feet from a public road

~~d.~~c. Site Layout:

1) Parking areas shall not be located between a building and a public road nor along a public road.
2) At least two buildings shall be oriented toward the new public road.

~~e.~~d. Building Architecture:

1) ~~No side of a building should exceed 200 feet. All sides must be broken up a minimum interval of 50' along a horizontal plane.~~ Building width: shall not exceed 300 feet. Spans greater than 65 feet should provide variations through techniques identified in the Design Guidelines. Spans greater than two hundred (200) feet shall have a step perpendicular to the face of the building of at least three (3) feet such that there are no contiguous flat façade plains longer than two hundred (200) feet. Lengths greater than three hundred (300) may be approved by the commission if in its' judgement the facades are effectively articulated to mitigate the building width.

~~1)~~

2) Facades shall use techniques in the design guidelines to provide vertical and horizontal variation.

~~f.~~e. Internal Parking:

1) Each building shall include internal parking areas that are at least partially enclosed.
2) Except for the entrances, the façade of internal parking areas shall be consistent with the remainder of the building;

Section 10-9. Regulation of Adult-Oriented Establishments.

All adult-oriented establishments, as that term is defined in Town of Tolland Ordinance No. 52, as may be amended from time to time, shall be subject to the following regulations and shall be in accordance with Article XXII:

A. Separation Requirements from Other Zones and Uses:

1. Such establishments shall be a minimum of one thousand (1,000) feet from existing schools, churches, public parks and recreation lands, municipal property lines, residentially zoned property and other adult-oriented establishments. Measurements of distances shall be from the property lines of the uses, except in the separation from other adult uses' in which case the distance shall be measured from structure to structure.
2. Such adult-oriented establishments shall also be a minimum of 300' from a building or commercial establishment where people pay for lodging. No building or commercial establishment where people pay for lodging shall be established within 300' from any adult oriented establishment. The distance shall be measured along a pedestrian or vehicular access way from structure to structure.
3. No residential use shall be established in any building of which any part is used as an adult use establishment.
4. No adult use shall be established in any building of which any part is used for residential purposes.

B. No building may contain more than one adult-oriented establishment.

C. Such establishments shall be subject to special permit and site plan review by the Planning and Zoning Commission. The following specific site plan criteria shall apply to any adult-oriented

Section 16-7. Drive-through.

A. Summary Table

	Retail or personal service business	Banks or financial institutions	Restaurants	Retail food / serving est.	Pharmacy
Tolland Village Area (TVA)	Not allowed	Not allowed	~~Not~~ allowed by Special Permit	Not allowed	Allowed by Special Permit
Neighborhood Commercial Zones (NCZ-G and NCZ-T)	Not allowed	Allowed by Special Permit	Not allowed	Not allowed	Not allowed
Community Commercial Zone	Not allowed	Allowed by Special Permit	Not allowed	Not allowed	Not allowed
Gateway Design District (GDD)	Not allowed	Allowed by Special Permit	Allowed by Special Permit	Not allowed	Allowed by Special Permit
Commercial/Industrial Zone A & B (CIZ-A, CIZ-B)	Not allowed	Allowed by Special Permit	Not allowed	Not allowed	Not allowed

B. Drive-through service may be permitted in locations noted in these regulations provided the location is consistent with standards contained in Section 22-2.H. and is designed to minimize impact on the walkable nature of the area.

1. **Traffic and Circulation** – Drive-through facilities shall meet the following standards and requirements:
   a. Any food-related use proposing a drive-through facility shall, unless modified by the Commission through granting of a special permit, have the primary access onto a State road serviced by a signalized intersection.

2. **Building and Site Design** – Drive-through facilities shall meet the following standards and requirements:
   a. To the extent required by the Commission, the drive-through window(s) and stacking lanes shall be buffered from view from public streets using landscaping, decorative fencing or other attractive screening.
   b. The stacking lanes shall be effectively separated from the parking field and pedestrian areas through the use of curbing, raised islands and/or landscape improvements.
   c. Connectivity – Standalone parking areas in conjunction with facilities having drive-through service shall not be permitted, unless vehicular and pedestrian connectivity is provided to adjacent properties and proposed or existing pathways.
   d. Drive-through facilities, including windows and other related facilities shall be architecturally compatible with the building and the existing or planned streetscape.
   e. Outdoor loudspeakers for any drive-through window shall not produce noise level greater than 50dB at the closest property line, nearest building of a separate use or a public sidewalk off-site.
   f. Any drive-through service menu board (order intercom) shall be located at least 300 feet from any adjacent residential structure. The separation distance may be reduced to one hundred (100) feet if the residential structure is a multifamily residential building containing at least twenty (20) dwelling units or the drive through service is part of an approved Area Development plan in the TVA.
   g. To limit damage to buildings in the vicinity of drive-through facilities, at least 10 feet of clear height shall be provided for the drive-through lane and bollards shall be located adjacent to drive-through windows to prevent damage to the building from vehicles.
   h. In the Gateway Design District, any food-related use proposing a drive-through facility shall, unless modified by the Commission through granting of a special permit, be part

END