

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: January 14, 2025

TITLE: Staff Report: Proposed Building Expansion and Parking Modifications
Wal-Mart Store #02331-1000
155 Waterford Parkway North
Site Plan/Special Permit Application PL-24-16

EXECUTIVE SUMMARY

The project as proposed is to construct a single story 3,800 square foot addition to the east side of the existing Wal-Mart building located at 155 Waterford Parkway North. The proposed expansion is to accommodate storage and staging for the store's existing online merchandise pickup program. The proposed building addition and reconfiguration of the parking layout in the immediate vicinity of the addition will result in an overall reduction of twenty-eight spaces. Additional restriping and traffic control signage are also incorporated into the site plan.

The Planning and Zoning Commission, on April 10, 1995 granted Site Plan and Special Permit #95-302/103/201 for the construction of the Wal-Mart building and an additional building on the pad and parking area adjacent to the west of the Wal-Mart site. On March 13, 2000, the Planning and Zoning Commission, approved a modified Site Plan and Special Permit #00-104/302 with conditions to expand the Wal-Mart store for grocery sales, an auto tire and lube center and a garden center. This expansion added approximately 98,600 square feet to the building and established a new parking ratio of 4.57 spaces/1,000 square feet of Gross Floor Area (GFA). This Special Permit Application under consideration by the Commission is for a modification to the parking ratio granted by the previously approved Special Permit #00-104/302.

BACKGROUND

Pertinent Regulations
CGS 8-3(g)

Permitted Use within the District:

Section 9.1.2 – Retail Sales and Service Establishments

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

Section 23 – Special Permits with Design Review

The Planning and Zoning Commission received this application on November 12, 2024. The Public Hearing was advertised in The Day on December 31, 2024 and January 7, 2025. The Public Hearing was opened on January 14, 2025.

Staff provided the applicant with preliminary application review comments from various Town agencies and in response to comments, revised plans and reports were received and a formal application was submitted on November 8, 2024.

DISCUSSION

The expansion of the building for the storage and staging of online pickup orders requires a site plan approval from the Planning and Zoning Commission. The proposed changes to the existing parking layout and number of spaces requires a modification to the existing Special Permit. The Planning and Zoning Commission granted Special Permit #95-302/103/201, which included a parking ratio of 5.71 spaces/1,000 square feet total GFA. This initial Special Permit also included the proposed GFA for the pad site located west and adjacent to the Wal-Mart building site, which has not been constructed to date. On March 13, 2000, the Planning and Zoning Commission granted a modification to Special Permit #95-302/103/201 through application #00-104/302 for the expansion of the existing building to include a grocery, a vehicle tire and lube facility and a garden center. This modification to the previous Special Permit established a new parking ratio of 4.32 spaces/1,000 square feet GFA for the Wal-Mart Store.

The proposed addition in this application increases the building area by 3,800 square feet and reduces the overall number of parking spaces by twenty-eight. The resulting parking ratio is 4.12 spaces/1,000 square feet GFA. This modification reflects a reduction of .2 spaces/1,000 square feet GFA from the previously approved Special Permit.

The applicant has submitted information into the record (Exhibit 1b) that the Wal-Mart National preference for parking ratios is 4.0 spaces/1,000 square feet GFA. The modified parking ratio as a result of this project is 4.12 spaces/1000 square feet GFA and is consistent with the Wal-Mart National Parking Ratio preference.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. This application qualifies as a site plan approval and special permit modification in accordance with Sections 22 and 23.9 of the Waterford Zoning Regulations.

2. The Planning and Zoning Commission previously granted Site Plan and Special Permit approvals #95-302/103/201 on April 10, 1995 and #00-104/302 on March 13, 2000 resulting in establishing parking ratios for the site.
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations.
4. A reduction in the parking ratio from that established by Special Permit #00-104/302 of 4.32/1000 square feet GFA to 4.12/1000 square feet GFA as a result of this application is consistent with the Wal-Mart National Parking Ratio preferences submitted into the record as Exhibit 1b.
5. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission

and that the Commission approve with modifications the proposal (with the following conditions):

1. Submission of inspection logs relating to the maintenance of the stormwater systems shall be submitted to the Waterford Permitting Office prior to filing the final plans on the land records.

Proposed Motion

To approve the Site Plan and Special Permit modification for the proposed building expansion and parking modifications to the Wal-Mart building and site, application #PL-24-16 located at 155 Waterford Parkway North with condition 1 and adopt the findings 1 thru 5 of the staff report.