



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: June 25, 2024

TITLE: Staff Report: ENGR Group, LLC
174 Cross Road
Site Plan (Parking Lot Expansion)
Application PL-24-9

EXECUTIVE SUMMARY

The project as proposed is to expand the existing parking lot on the site to accommodate the increase in the number of patients being tended to. The existing use was granted site plan approval by the Planning and Zoning Commission on December 11, 2000 through application #00-108. The Zoning Board of Appeals through Variance #96-15 reduced the amount parking for the use from 69 required spaces to 30 spaces. The site was constructed and the parking provided in accordance with the variance granted. Subsequent to the original site plan approval on December 11, 2000, a modified site plan was approved on August 26, 2013 for an expansion of the building and associated parking. That approval and plan was never implemented and has since expired. The site currently accommodates 38 parking spaces. The applicant is proposing to expand the parking area to accommodate an additional 20 spaces to increase overall parking to 58 spaces. The expanded parking areas and drive will be constructed with turfstone pavers as a Low Impact Development Design in order to reduce the amount of surface stormwater runoff that would normally be associated with bituminous paving.

A new relocated dumpster enclosure is proposed in addition to replacement trees for those that will be removed.

BACKGROUND**Pertinent Regulations**

CGS 8-3(g)

Section 11 – General Industrial District (I-G)

Section 11.1.3 – Professional offices, medical clinics, medical service laboratories, research laboratories and business offices.

Section 11.10 – Site Plan Approval

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

Section 22 – Site Plans

DISCUSSION

The application as presented is to expand an existing parking area on a site that is currently operating as a Medical Office. In accordance with Section 11.10 of the Zoning Regulations an enlargement of an existing parking lot requires site plan approval from the Planning and Zoning Commission. The statement of use provided by the applicant supports the increase in the parking proposed in order to accommodate an increase in the number of patients and services provided.

The area of the proposed expansion of the parking lot will require minimal grading to accommodate appropriate surface drainage. Improvements to the subsurface media of the new parking areas is proposed to enhance stormwater infiltration. There is no clearing proposed for the expansion of the parking area in the rear of the building. The removal of three evergreen trees is proposed to accommodate the expansion of a parking area to the north. Those trees will be replaced in similar fashion behind the new parking area. The existing drainage structures and elements on the site will remain in place and continue to be maintained.

A new 4 foot wide concrete sidewalk is proposed along the building in the rear parking area to provide for safe pedestrian access into the rear entrance to the building. Building mounted lights are also proposed at the rear of the building for additional pedestrian safety.

RECOMMENDED ACTION

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

Findings:

1. The application for parking lot expansion is subject to a Site Plan approval, pursuant to Section 11.10 of the Waterford Zoning Regulations.
2. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.

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

1. Parking calculation in the Zoning Notes on the site plan shall indicate the use as Medical Office. Zoning regulation section and calculation shall be amended to reflect this change. This shall be noted on the final plans prior to filing on the land records
2. Reference to Zoning Board of Appeals Variance Approval #96-15 as listed on the Application shall be included in the Zoning Notes on the site plan. This shall be noted on the final plans prior to filing on the land records
3. All elements of the existing storm water drainage system shall be inspected and verified that they are functioning as intended prior to the issuance of a Certificate of Zoning Compliance.

Proposed Motion

To approve with modifications the Site Plan for Parking Lot Expansion Application #PL-24-9 at 174 Cross Road with conditions 1 thru 3 and to adopt the findings 1 and 2 of the staff report.