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**NORWALK ZONING COMMISSION**  
125 East Avenue - City Hall  
Norwalk, CT 06851

**MEMORANDUM**

**DRAFT OCTOBER 21, 2020**

**TO:** Zoning Commission, Louis Schulman, Chairman

**FROM:** Staff (DW)

**RE:** #8-20SP – Norwalk Housing Authority (Colonial Village) – 0 Suncrest Rd & 164 W. Cedar St - New multifamily development with 69 dwelling units in 18 new buildings (200 units in 19 existing buildings to remain; 269 units total)

**APPLICANT/OWNER:** Norwalk Housing Authority (Colonial Village)

**ADDRESS/DISTRICT BLOCK LOT:** 0 Suncrest Rd & 146 West Cedar St (District 5, Block 64, Lots 255 & 419)

**ZONING DESIGNATION:** D Residence zone

**PLAN OF CONSERVATION & DEVELOPMENT DESIGNATION:** Residential Suburban Low

**LOT AREA:** Total: 25.70 acre Colonial Village site. The site has two existing parcels: A: 18.08 acres B: 7.62 acres  
The applicant is proposing to realign the lot lines/parcel configurations: A 17.91 acres B 7.87 acres

**EXISTING USES:** 200 units at existing Colonial Village site (Parcel 1) with small parking lot (Parcel 2) that has access at West Cedar Street just east of and opposite Price Av

**PROPOSED PROJECT:** The applicant is proposing to construct a new multifamily development with 69 new residential dwelling units (18 one-bedroom, 27 two-bedroom & 24 three bedroom) in 18 new buildings, a new 5,406 sq learning center with associated recreational facilities for Colonial Village residents on a vacant parcel adjacent to the existing Colonial Village property. The plans show the above new structures along with a new recreational walking trail, associated walkways, lighting, landscaping and parking facilities. The proposed plans show the learning center with 12 parking spaces located nearby to accommodate staff and visitors. The site plan indicates that an existing sewer easement runs through the site. The plans show that the applicant will restrict on-street parking within 25 feet (or 40 feet) on either side of the new main driveway; resulting in the loss of on-street parking spaces, which varies depending on which dimension is used. The site lighting plan for the new parking lot shows 0 foot-candles at property lines.

**PROPOSED LOT REALIGNMENT SURVEY:** The applicant is requesting approval to realign the lot lines between Parcel 1 (existing Colonial Village site) and Parcel 2 (the proposed new 69 unit site) and has submitted a draft lot realignment survey for review and approval. The staff has asked for a Zoning Location survey for the revised Parcel 1 so that the Zoning Inspector can confirm that the revised lot will comply with zoning if the realignment is filed. As an alternative, it may be possible for the lots to be consolidated as the City (Housing Authority) owns both parcels. If the lots are not consolidated, cross easements for access and utility maintenance must be submitted to ensure that access between the two properties is provided. The applicant indicated that this document will be submitted at a later date.

**OPERATIONS PLAN:** The applicant has provided the following information regarding the operations of the new Learning Center: The Colonial Village Learning Center will offer year-round programming for elementary school aged public housing youth including academic support, enrichment exposure, and social-emotional learning. During the school year (September through June) the center will generally be open Monday through Friday from 3:45 pm-7:00 pm. During the summer (July & August), the center will typically be open Monday through Thursday from 9:30 am-2:45 pm. There can be up to 50 students in attendance at the Colonial Village Learning Center each day. It is estimated that there will be an average of 35 students per day with 5 staff. These numbers could fluctuate. The Norwalk Public School bus drops off students who live at the Colonial Village complex in front of the Learning Center door. Students will occasionally ride the Norwalk Housing Authority vans during program hours for enrichment activities that take place outside of the center. Students either walk home (3rd-5th grade) or are picked up (kindergarten-2nd grade) by their caregivers at 7:00 pm every day. The Colonial Village Learning Center will also be used periodically for special programming, parent classes and staff meetings and workshops. Within the Colonial Village Learning Center there will also be a new management office with 1-2 FTE staff. Their duties will include leasing, rent collection, taking and closing maintenance work orders, re-certification of income, data collection (application processing), maintaining the waiting list, determining eligibility, marketing, and liaison with their attorney on various legal issues.

**TRAFFIC REPORTS:** A traffic report was submitted by Milone & MacBroom which indicates that the additional traffic, based on the anticipated number of new trips on West Cedar St and Scribner Ave, will not adversely affect the level-of-service at adjacent intersections and can be accommodated without any significant impacts to traffic in the area. However the counts used for this report are outdated (2017) and were generated from alternative sources (count data was assembled from Street Light Data that obtains mobility information through smartphone data). The applicant has been asked to provide more current (2020) and accurate traffic counts and revise the report as needed. It should also be noted that a total of 29 crashes were reported for this segment of West Cedar Street during a 3 year period from April 2017 – March 2020.

Sidewalks must have a minimum of 5 ft clearance with no obstructions. A recycling bin enclosure in front of existing units along West Cedar St (Parcel 1) should be relocated as it encroaches in the public ROW and obstructs the sidewalk. **The staff recommends that a new sidewalk along the West Cedar St frontage (in front of Parcels 1 and 2) be provided to replace the deteriorated asphalt curbs and sidewalk along this heavily used pedestrian path.**

**STORMWATER REPORT:** A stormwater report was submitted by Tighe & Bond and indicating that site drainage resulting from the site improvements will be attenuated by the installation of a hydrodynamic separator to pre-treat any runoff on the site. A number of low impact development strategies are employed to reduce the burden on the proposed stormwater management system including a rain garden, porous pavement, etc. The report states that the proposed site development will have no adverse impacts to the adjoining property owners or any downstream drainage systems. DPW is currently reviewing the proposed plan.

**WORKFORCE HOUSING PLAN:** The workforce housing plan for indicates that a total of 7 new workforce housing units will be deed restricted in perpetuity to provide housing for households whose annual income does not exceed eighty (80%) percent of the State Median Income. The applicant is proposing a total of **69 dwelling units (18 one bedroom, 27 two bedroom and 24 three bedroom units)** and proposing that three (3) one-bedroom, two (2) two-bedroom and two (2) three-bedroom will be designated as workforce housing units. **The unit mix should be revised to reflect the mix of the entire development: 2 one bedroom, 3 two bedroom and 2 three bedroom units.**

**APPLICATION STATUS:** The applicant submitted plans to DPW, TMP, WPCA, SNEW, Fire Marshal, Health Department and Conservation; CEAC sign-offs have been received from SNEW, Health and Fire Marshal as of the writing of this report. A public hearing is required for this special permit application. Depending on when the applicant submits the outstanding items need to complete the application, the hearing can be scheduled for October 1 or 21, 2020.

**STAFF COMMENTS:** The staff has reviewed the plans and asked the applicant to provide additional information in response to these comments, including the following:

- Revise the workforce housing plan to change the workforce unit mix to 2 one bedroom, **3 two bedroom** and 2 three bedroom units to reflect the mix of the entire development as required by workforce housing regulations.
- Rooftop solar should be installed on the new structures.
- Provide a new concrete curb and sidewalk along West Cedar St frontage (in front of Parcels 1 and 2) to replace the deteriorated asphalt curbs and sidewalk along this heavily used pedestrian path.
- Confirm zoning compliance for the revised Colonial Village Parcel 1 by submitting a separate Zoning Location Survey for the realigned parcel and submit drafts of reciprocal rights cross easements for review to confirm that lot realignment plan does not create any new non-conformities.
- Address DPW request to restrict parking within 40 feet of the proposed driveway (see DPW request below)

“In the proposed development section, **removal of 40 feet of parking on either side of the proposed driveway** is suggested, however in the summary the removal of 25 feet on either side of the driveway is suggested. **Due to narrow width of the street and the tight curve west of the proposed driveway, please consider removing parking from 40’ east of the proposed driveway all the way to Scribner Avenue intersection.**”

**NOTE:** *Action must be taken by the Conservation Commission on the related inland wetland permit prior to action by the Zoning Commission.*