

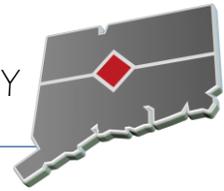
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

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TO: COMPREHENSIVE PLAN COMMITTEE
FROM: Timothy Malone, Associate Planner
DATE: January 31, 2013

RECEIVED BY CCRPA ON: January 17, 2013
REFERRAL NAME: Farmington zoning regulation amendment

INITIATOR: 406 Associates

MUNICIPAL HEARING: February 25th, 2013
REFERRED TO: CCRPA

DESCRIPTION: 406 Associates is requesting that the Town of Farmington Planning and Zoning Commission change minimum parking regulations for medical offices and clinics. Current regulations require one parking space for every 150 square feet of gross useable area or six spaces for every full-time equivalent doctor or dentist (whichever is greater); the proposed change would alter that requirement to one space for every 200 square feet in buildings larger than 5,500 square feet. It also removes the provision relating to the number of full-time equivalent doctors or dentists.

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that this proposal be found **Not in Conflict** with the Regional Plan of Conservation and Development or any other Agency plan

TYPE OF APPLICATION

- Change of Zone
- Amendment to Regulations
- Special Permit
- _____ Site Plan Approval
- _____ Removal or Deposit of Earth Products
- _____ Waiver

1. Name of Applicant 406 ASSOCIATES Phone: 860 674 9000
Mailing Address 40 CASLER CORP. 200 FISHER DRIVE, AVON CT 06001
2. Name of Contact PHILIP DOTY (PLADA, PC) Phone: 860 651 4971
Mailing Address 104 WEST ST. GUNSBURY, CT 06032
3. Name of Owner 406 ASSOCIATES
Mailing Address SAME AS ABOVE
4. Property Address 406 FARMINGTON AVE. Acreage 1.24 AC ±
5. Assessor's lot number 0080-41
6. Zoning: Present R-20 Proposed BR
7. Is parcel within 500 feet of municipal boundary? Yes _____ No
8. Description of request ZONE CHANGE REQUEST, PARKING TEXT CHANGE, SPECIAL PERMIT FOR MEDICAL USE
9. Please indicate adjoining property owners and location as follows: (Attach separate sheet, if necessary). SEE ATTACHED

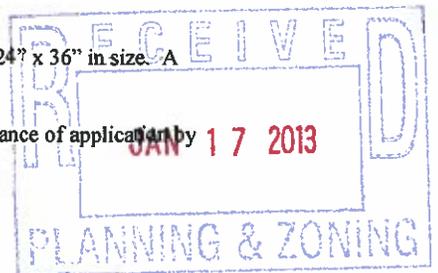
Bounded: Northerly by: STATE OF CT.
 Westerly by: TOWN OF FARMINGTON
 Southerly by: TOWN OF FARMINGTON
 Easterly by: ROUTE 4, STATE OF CT.

10. All information submitted with this application is true and accurate to the best of my knowledge. The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted.

Date 1/17/13 _____
 Signature of Applicant _____
 (Must be owner or agent or party with a legal interest in the property)

PLEASE READ THE FOLLOWING:

- A. Applications for change of zone and special permit require notification of the public hearing by Certified Mail by the applicant to all property owners within 200 feet of any boundary of the subject property no later than 10 days prior to such hearing. Receipts for such Certified Mail shall be provided to the Planning Department prior to the public hearing.
- B. Applications for change of zone and special permit require the posting of a sign on the subject property for 7 days prior to the Scheduled public hearing. A \$35.00 deposit is required for such sign, refundable upon the return of the sign.
- C. Applications within the Level A or B aquifer protection area requires notification of the application be made by certified mail, return receipt requested no later than seven days after the date of the application to the affected water company and the State Department of Public Health.
- D. Maps and Plans: This application must be accompanied by at least 8 copies of plans, 24" x 36" in size. A checklist of data to be included on plans is available.
- E. Filing Fee: The filing fee must be paid to the Farmington Tax Collector before acceptance of application by the Town Planner (Fee Schedule available from Planning Office).



Proposed Zone Text Change:

Section 8.B.5

Replace present language with:

MEDICAL OFFICE including CLINIC: for those buildings containing 5,500 square feet or less (1) parking space shall be provided for each 150 square feet of gross useable area. In the case where such medical offices are located within a building containing more than 5,500 square feet (1) parking space shall be provided for each 200 square feet of gross useable floor area. The preceding reference for parking associated with larger buildings shall not apply to medical office buildings containing ophthalmology practices.

