Memorandum

To: Town Plan and Zoning Commission

From: José Giner, AICP, Director of Planning

Date: April 22, 2020

Re: Petition for a change of zone boundary from Residential 15 (R-15) to Design Development Zone II (DDZ-II) and Master Plan Approval by Russell and Dawson, Inc. on behalf of Pacifica Connect LLC, owners for property located at 55 Tunxis Avenue (former Alexandria Manor).

The applicant is asking for a Zone Change from R-15 to Design Development Zone II (DDZ-II) for 10.2+/- acres of property located at 55 Tunxis Ave. Ryefield Hollow Drive North.

The applicants are also seeking the required Master Plan Approval for the proposed conversion of the existing building on the site that formerly was used as the Alexandria Manor nursing home into 46 apartments.

The applicants have also applied for a Site Plan Approval that is also on the Agenda. The Zone Change and Master Plan needs to be approved for the Site Plan to be considered.

You may recall that the owners of the property successfully petitioned the Commission to create DDZ-II zoning district regulations in February of 2019.
The existing land use immediately adjacent to the north and west is single-family residential. Commercial Uses are located to the east and southeast with Geisler’s Shopping Plaza being the major commercial use on the east side of Tunxis Ave. Filley Park also abuts the property on its south side.

The 2012 Plan of Conservation and Development’s Future Land Use Plan shows this area as “Town Center Neighborhood”. The DDZ-II provides the opportunity for mixed uses that are consistent with the objective of strengthening the Town Center while proving an appropriate re-use of an existing building that has sat vacant for a number of years.

The site has wooded steep slopes to the west of the existing building which serves as a buffer and screen to the residential neighborhood beyond. The access to the site is from an existing driveway to Tunxis Ave. The proposed density for this development would be 4.6 units/acre.

The following is a suggested motion should the TPZ wish to approve this item at the April 30 meeting.

TO APPROVE the Petition for a change of zone boundary from Residential 15 (R-15) to Design Development Zone II (DDZ-II) and Master Plan Approval by Russell and Dawson, Inc. on behalf of Pacifica Connect LLC, owners for property located at 55 Tunxis Avenue (former Alexandria Manor). Said Zone Change to take effect on May 11, 2020.

Referenced Plan: