

Memorandum

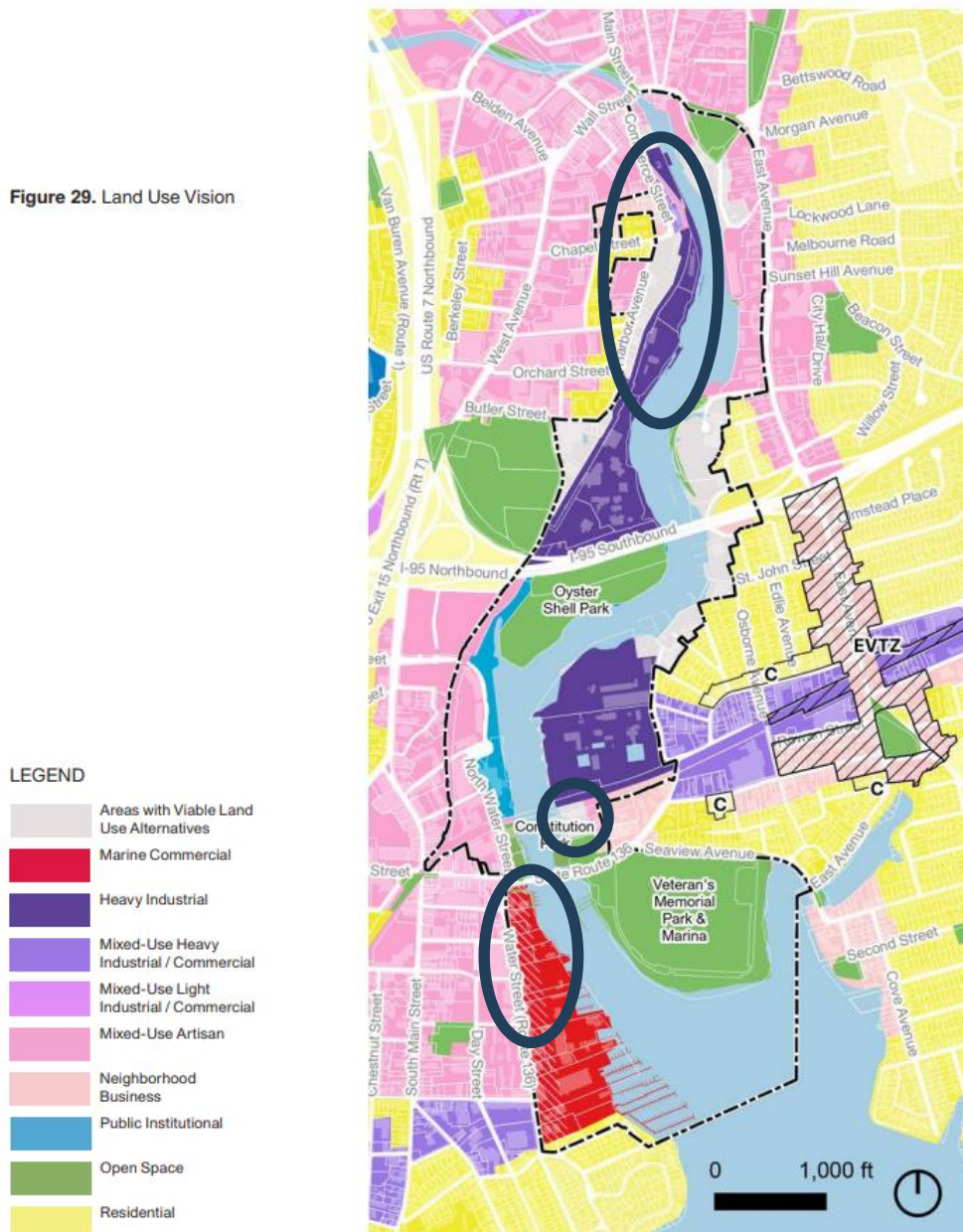
June 30, 2023

To: Economic & Community Development Committee

From: Steve Kleppin, Planning & Zoning Director

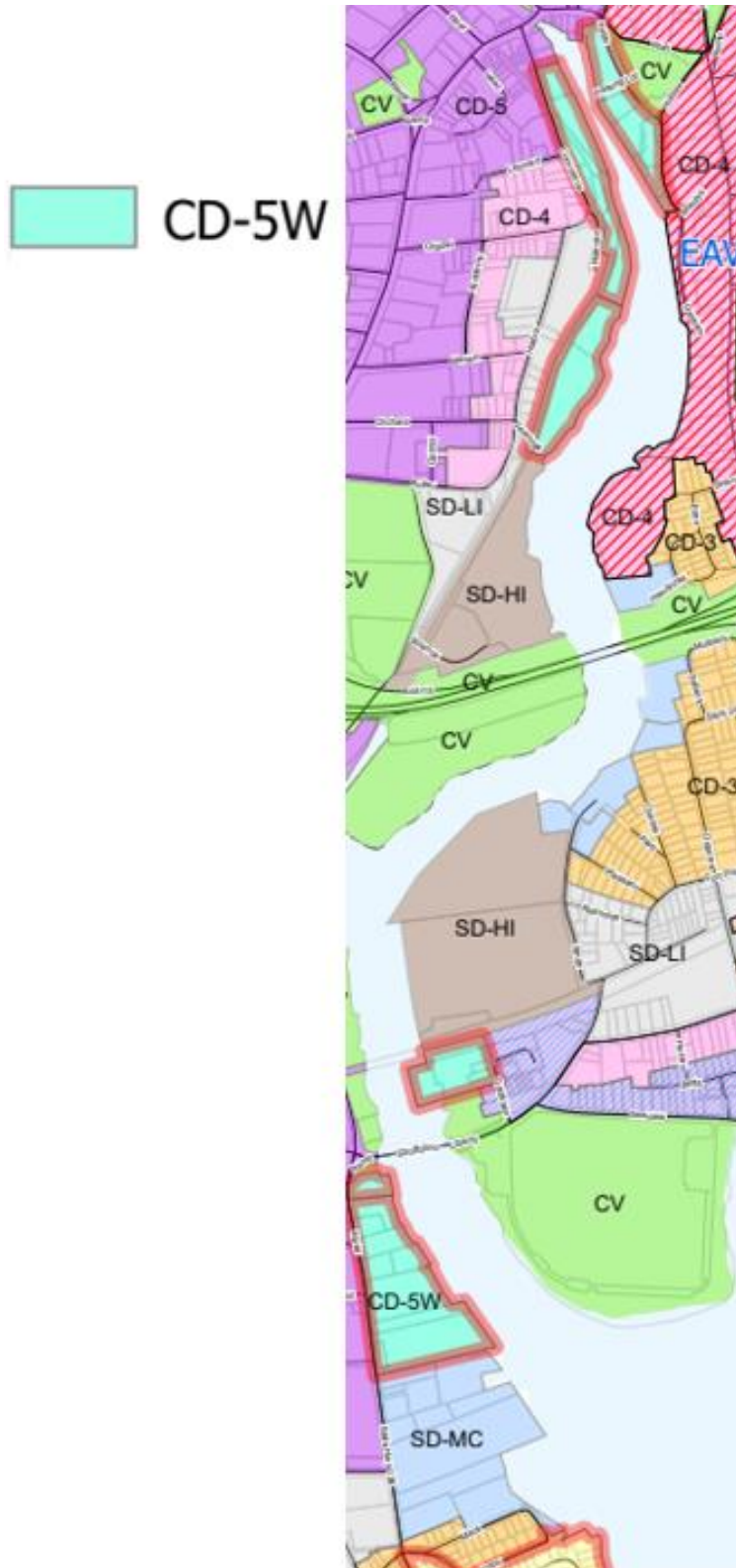
I have attached a draft memorandum the Committee can send to the Planning and Zoning Commission outlining your requested changes to the Industrial Waterfront Land Use Plan (Plan). The three areas that we discussed are circled below:

Figure 29. Land Use Vision



It is important to reiterate that the Plan can provide multiple options for a given area, while the zoning will only have a single designation for a property. That is because there can be multiple uses that may be appropriate for a given location for longer term planning purposes and also provide flexibility and justification for future land use decisions, including the potential purchase of a parcel(s) for open space.

The proposed zoning for the three areas is CD-5W, as indicated on the map below:



The CD-5W zone is a maritime zone that permits a mix of uses and densities that are consistent with surrounding land use, while also requiring water dependency, that can range from traditional maritime uses to enhanced public access and amenities which allow the public to experience these important resources.

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER - WATER COMMUNITY DISTRICT



General Description

The CD-5W Urban Center - Water Community District consists of higher density Mixed Use areas along the Norwalk River waterfront, including Residential, Office, Commercial, Civic, Institutional, and Marine Uses. It has a tight network of Streets with wide Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.

Staff will be recommending to the Commission that the potential list of uses within the CD-5 be expanded to include some of the maritime uses to allow the market to dictate the use of the property while also preserving the maritime heritage of the area.

END