

Explanatory Statement

All Applications are submitted pursuant to and in compliance with the provisions of Section 8-30g of the Connecticut General Statutes, "Affordable Housing Land Use Appeals Procedure."

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I. Overview:

The undersigned firm represents 1177 PRE Associates, LLC ("Owner") concerning this three-part application proposal. The proposal pertains to real property known as 1177 Post Road East located in Westport, Connecticut ("subject property"). A commercial building with associated parking known as "Green Farms Office Park" is currently located on the subject property. The proposal is to renovate the existing commercial building into residential rental dwellings, and construct an addition to the existing building with additional residential rental dwellings. The residential community will house ninety-four (94) residential rental dwellings. The new residential community will have an affordable or workforce housing component, as provided by Section 8-30g of the Connecticut General Statutes ("Section 8-30g"). This workforce housing component will provide housing opportunities for mixed-income families.

II. The subject three-part land use application proposal:

A. Proposed new Residential-Rental Housing Opportunity/Workforce Zone District ("R-RHOW"):

Westport's current Zoning Regulations do not permit the proposed residential community. Therefore, the Owner proposes a zone text amendment that creates a new zone district designated as Residential-Rental Housing Opportunity/Workforce Zone District ("R-RHOW"). The intent of the proposed R-RHOW Zone is to permit the creative conversion of, and modification to, the existing uses of the property in a manner that will conserve the existing features of the property, while providing an affordable or workforce housing component pursuant to Section 8-30g. For example, the Owner's proposal provides that thirty (30%) of the total number of dwellings, or twenty-nine (29) dwellings, will be rented at certain prices for a period of forty years, as provided by Section 8-30g.

B. Request to re-zone the subject property to the proposed R-RHOW Zone:

The Owner also requests that if the R-RHOW Zone is adopted, that the Commission re-zone the subject property to the R-RHOW Zone. This rezoning will permit, subject to site plan review and approval by the Commission, the proposed residential community on the subject property. The proposed community is located within the property's existing development area, provides better stormwater quality measures, and utilizes the same public sewer, water and road access as currently utilized. The proposal provides for a meaningful conversion or adaptive reuse of the subject property. The proposed residential community

includes an affordable or workforce housing component, as provided by Section 8-30g. This component results in twenty-nine (29) new workforce home opportunities for the citizens of Westport. For the foregoing reasons, the proposal is also consistent with the Town Plan of Conservation and Development.

C. Site Plan:

Simultaneously with filing the subject zone text amendment and request for change of zone, the Owner requests site plan approval. The site plan proposal complies with the requirements of the R-RHOW Zone and Section 8-30g. The applicant includes a traffic study and engineering drainage report as part of the application packet.