1. **INTRODUCTION:** This Planned Development District is established in accordance with the provisions of Section 34 of the Shelton Zoning Regulations.

2. **LEGAL DESCRIPTION / SIZE OF SITE:**
   
   a. A legal description of the entire parcel of this Planned Development District is contained in Schedule A attached hereto and made a part thereof and is known as 1055 Bridgeport Avenue.
   
   b. The site for the proposed Planned Development District contains approximately 75,567.6 SF +/- square feet (1.73 acres) which is greater than the required 60,000 square feet for a Planned Development District. The parcel is in R-1 Zone with a Special Development Area overlay. The parcel abuts PDD #5 and PDD #8 and has frontage on Bridgeport Avenue and Huntington Street and has several building related to the florist business including a large greenhouse.

3. **PURPOSE OF THE PLANNED DEVELOPMENT DISTRICT:**
   
   a. The parcel currently is the location of Langanke Florist. The Planned Development District will result in commercial mixed/use site with Convenience Store with Retail Gasoline Sale, and two (2) retail / office buildings.
   
   b. The Planned Development District is compatible with the current and future character of the City of Shelton in that it will permit the parcel to be utilized as a harmonious design unit of stable character, consistent with the character of that area along Bridgeport Avenue. The parcel abuts PDD #5 which is an office building and PDD #8 which is an extended stay hotel. The parcel has frontage on
both Bridgeport Avenue and Huntington Street and is proximate to the CTDOT Route 8, Exit 11 interchange.

c. The Planned Development District is consistent with the Shelton Plan of Development in that it shall permit the premises to be developed in a manner which will be beneficial to and consistent with the other uses along this area of Bridgeport Avenue.

4. GENERAL REQUIREMENTS:

a. Conformance to the Shelton Zoning Regulations:

i. Except as specifically provided in Section 6 herein, this proposed Planned Development District shall conform to all of the provisions and standards of the regulations pertaining to the R-1 zoning district with a Special Development Area Overlay regarding the use of land, buildings and other structures and the location and bulk of buildings and other structures in this Planned Development District.

b. Conformance with this Planned Development District:

i. Within this Planned Development District, no land, building or other structure shall be used, and no building or other structure shall be constructed, re-constructed, enlarged, extended, moved or structurally altered except in conformance with the requirements of this Planned Development District, as described herein.

5. PERMITTED USES: The following uses shall be the only uses permitted within this Planned Development District:

a. Buildings, uses and facilities of the City of Shelton.

b. Stores where goods are sold or services rendered primarily at retail.

c. Convenience store with the retail sale of gasoline, goods and food items.

d. Business and professional offices.

e. Signs consistent with the overall provisions of Section 44 of the Shelton Zoning Regulations.
f. Accessory uses customary with and incidental to any aforesaid permitted use including but not limited to the following:

i. Off street parking and loading;

6. **AREA, LOCATION AND BULK STANDARDS:**

a. Land Use Zones: PDD

b. Minimum lot area (Combined parcels) 70,000 square feet

c. Minimum square: 175'
   i.

d. Minimum lot frontage 200'

e. Maximum # of stories 2

f. Maximum height 40'

g. Setbacks
   i. Bridgeport Avenue 40'
      Huntington Street 25'
                     Side 10'

h. Minimum Residence District Boundary setback 25'

i. Maximum building lot coverage 20%

j. Maximum floor area as % of lot area 25%

k. Maximum total impervious lot coverage as a percent of lot area 80%

7. **OFF-STREET PARKING AND LOADING:**

a. Convenience store/gasoline sales: Four (4.0) spaces per 1000 square feet of gross floor space in addition to pump island spaces..

b. Retail / Office Four (4.0) spaces per 1000 square feet of gross floor space
c. For uses and facilities not encompassed by the above, the basic provisions of the Shelton Planning and Zoning Regulations shall apply.

d. There will be adequate loading and delivery facilities to accommodate the proposed uses.

8. **STORM WATER MANAGEMENT**: Storm water management shall employ best management practices and comply with the City of Shelton Storm Water Management Ordinance. All storm water management facilities shall be adequately maintained by the owner, in accordance with section 9 of this Statement.

9. **MAINTENANCE**: All trees, shrubs, and other planted areas shall be maintained in a trimmed, mulched and healthy condition. All parking areas and storm drainage facilities shall be maintained in good repair, and in a clean, debris free condition. Dumpster refuse containers shall be emptied as necessary to prevent overflow and maintain volume for possible disposal by tenants. Walkways and parking areas shall be swept as needed.

10. **SIGNAGE**: Signage shall be in accordance with Section 44 of the Shelton Zoning Regulations as shown in the Final Site Development Plans subject to commission approval of detail and material and consistent with adjacent signs.

11. **MODIFICATION AND AMENDMENT**: This Planned Development District, consisting of all of the elements set forth herein and all accompanying plans and exhibits, may be modified one or more times upon adoption or subsequently thereto by vote of the Shelton Planning and Zoning Commission, provided that any said modification does not materially change any of the basic elements of the Planned Development District. Any material change in a basic element of the Planned Development District shall constitute an amendment thereto and may be made only upon approval of the Shelton Planning and Zoning Commission following a public hearing on the amendment in the same manner with the same notice as required for adoption of this Planned Development District.

12. **DEVELOPMENT PLANS**: Within this Planned Development District, development shall be constructed substantially in accordance with the approved Initial Development Concept Plans, entitled “Initial Development Concept Plans, Planned Development District, Langanke’s Landing, 1105 Bridgeport Avenue, Shelton, Connecticut, Prepared for Langanke’s Landing, LLC”, dated January 29, 2020, prepared by Nowakowski O’bymachow Kane, Civil Engineering & Land Surveying, 415 Howe Avenue, Shelton, CT 06484.
SCHEDULE A

PROPERTY DESCRIPTION
1055 BRIDGEPORT AVENUE
SHELTON, CONNECTICUT

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon standing, situated in the City of Shelton, County of Fairfield and State of Connecticut, being a portion of premises delineated on Map of Property of H. B. Curtis, dated July 1, 1951 which Map is on file in the Town Clerk’s Office of said Shelton in Map Volume 3 at Page 147, and being bounded as follows:

COMMENCING at a monument at the northeast corner of property now or formerly of Harry B. Curtis on the south side of Huntington Road, thence northeasterly along the south side of Huntington Road 215 feet to the northwest corner of property formerly of J. C. Wells, thence southerly along property now or formerly of J. C. Wells 341.8 feet to the north side of the Bridgeport Shelton Turnpike, now Route No. 113; thence westerly along the north side of Bridgeport Shelton Turnpike (Route 113) 284.2 feet to a concrete monument, thence northwesterly along property now or formerly of Harry B. Curtis 273.80 feet to a monument and point of beginning.

TOGETHER WITH all right, title and interest which the said Granter may have, in and to any land lying in the bed of any street, open or proposed, in front of or adjoining said premises to the center line thereof.