

P.D.D.#:
ADOPTED: ,2022
EFFECTIVE: , 2022

**STATEMENT OF USES AND STANDARDS
IN SUPPORT OF
PLANNED DEVELOPMENT DISTRICT #
7 IVY BROOK ROAD
SHELTON, CONNECTICUT**

Proposed by:

**GOLD COAST, LLC
20 VIRGINIA DRIVE
EASTON , CONNECTICUT**

1. **INTRODUCTION:** This Planned Development District (PDD) 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.
 - b. The site for the proposed PDD contains approximately 133,729+/- square feet (3.07 acres) which is greater than the required 60,000 square feet for a Planned Development District. The site is currently in the Light Industrial Park (LIP) Zone. The site currently is currently undeveloped land with some topographic and lot size issues. In 1999 there was a lot line revision of an industrial subdivision known as Section Two, Shelton Heights which added property to Lot 24 and took property away from Lot 25. The original minimum lot size for the subdivision was 5 acres. After the lot line revision, Lot 24 was 13+/-acres and Lot 25 was left with only 3.07 acres. Either at that time or in 2005 when the revised Lot 24 became PDD #55, Lot 24 - now 7 Ivy Brook - became encumbered by 2 easements of access and utilities in favor of lot 24. For the past 20 years, 7 Ivy Brook has been marketed as an light industrial lot to no avail due to its size and topography.
3. **PURPOSE OF THE PLANNED DEVELOPMENT DISTRICT:**
 - a. The proposed development is for a residential condominium with eight (8) three (3) bedroom townhouses in two (2) four (4) unit buildings and fifty-five (55) one (1) and two (2) bedroom flats in the third building for a total of sixty-three (63) units. The development will not interfere with the easements in

favor of 2 Ivy Brook and will be built into the topography and avoid mass excavation.

- 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 for moderate high density residential use in the midst of light industrial and corporate uses. It will also be consistent with the residential developments in the area. The location has access to the major transportation arteries via Constitution Boulevard.
- c. The Planned Development District is consistent with the Shelton Plan of Conservation and 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 in the Constitution Boulevard South area.

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 LIP zone 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. Residential one (1) and two (2) bedroom flats and three (3) bedroom town houses in common ownership with a maximum of 63 units on this site.
- c. Signs consistent with the overall provisions of Section 44 of the Shelton Zoning Regulations.

- d. Roof mounted telecommunications equipment.
- e. 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 PDD area | 100,000 sf |
| c. | Minimum square | 150' |
| d. | Minimum lot frontage: | 150' |
| e. | Maximum # of stories | 4 |
| f. | Maximum height | 50' |
| g. | Setbacks - Public ROW | 40' |
| | Side | 50' |
| | Rear (From Ivy Brook) | 30' |
| h. | Minimum Residence District Boundary setback | N/A |
| i. | Maximum building lot coverage | 35% |
| j. | Maximum floor area as % of lot area | 75% |
| k. | Maximum total impervious lot coverage as a percent of lot area | 70% |

7. OFF-STREET PARKING AND LOADING:

- | | |
|-----------------|----------------------|
| a. Residential: | 2.25 spaces per unit |
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b. 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. All refuse removal shall be the responsibility of the property owner. Private 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 Final Site Development Plans, entitled “**Initial Development Concept Plans, Planned Development District, Proposed Condominium Development, 7 Ivy Brook Road, Shelton Connecticut, Prepared for Gold Coast, LLC**”, dated September 29, 2021, prepared by James R. Swift P.E. Professional Engineer - Landscape Architect. Architectural Drawings prepared by Rose-Tiso, Patrick Rose - Architect. Property Survey by Lewis Associates, Tracy Lewis, L.S.

SCHEDULE A

**PROPERTY DESCRIPTION
7 IVY BROOK
SHELTON, CONNECTICUT**

A certain parcel of land situated in the City of Shelton, County of Fairfield, State of Connecticut, known and designated as Lot 25 on a map ("Map") entitled "Map Showing Adjustment of lot lines, Section Two Shelton Heights Shelton. CT Scale 1" = 100' Dated September 13, 1999 prepared by AM Engineering One of the Tilton Companies, filed in the City of Shelton land Records as Map No. 3617.

The above described parcel of land containing an area three and seven one hundredths acres (3.07 acres) more or less.