

P.D.D.#: _____
ADOPTED: _____
EFFECTIVE: _____

**STATEMENT OF USES AND STANDARDS
PLANNED DEVELOPMENT DISTRICT #
PORTION OF ASSESSOR'S MAP 129, PARCEL 31
113 CANAL STREET
SHELTON, CONNECTICUT**

Proposed by:

**PRIMROSE DEVELOPMENT, LLC
1425 NOBLE AVENUE
BRIDGEPORT, CT 06610**

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 **27,878** square feet (**0.640** acres) which is greater than the required 10,000 square feet for a Planned Development District in the Central Business District Special Development Area overlay. The site fronts on Canal Street East and Canal Street West and is the former location of the Chromium Process manufacturing facility.

3. **PURPOSE OF THE PLANNED DEVELOPMENT DISTRICT:**
 - a. The site was the site of the Chromium Process manufacturing building and was environmentally remediated. The parcel borders on Canal Street East and Canal Street West. It is currently used as a parking lot and is within walking distance of public parking facilities. The Planned Development District will include a four (4) story building with 8,350 square feet of commercial on the ground floor. The upper three floors will each have five (5) one bedroom and five (5) two bedroom apartments for a total of 30 apartments. There will be thirty-two (32) surface parking spaces provided.
 - 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 developed and utilized to fulfill a need in the downtown area. The parcel is in an area of residential apartment developments and commercial downtown uses. It is a former brownfield site that has been remediated.

- 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 in the downtown area. The proposed recreational use will be a benefit not only to the downtown residents but to residents throughout the City of Shelton.

4. **GENERAL REQUIREMENTS:**

- a. Conformance to the Shelton Zoning Regulations: 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 IB-2 zoning district 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: 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. One and Two bedroom residential rental units not to exceed thirty (30) units.
- c. Business offices.
- d. Retail uses for the sale of goods and services.
- e. Restaurant / Café uses.
- f. Signs identifying the commercial and residential units as provided by the Zoning Regulations, except as modified herein, and approved by the Planning & Zoning Commission.

6. **AREA, LOCATION AND BULK STANDARDS:** The following standards are based on the total project size and shall not be affected if any portion of the parcel is required to be conveyed in fee to the City of Shelton or its designee for permanent open space.

- a. Land Use Zones: SDA/PDD
- b. Minimum PDD parcel area 20,000 s.f.

c.	Minimum PDD parcel square	50'
d.	Minimum PDD parcel frontage	150'
e.	Maximum # of stories	3
f.	Maximum height	55'
g.	Setbacks PDD - public street	0'
	Abutting property	10'
h.	Maximum Residence District Boundary setback	N/A
i.	Maximum building lot coverage	50%
j.	Maximum floor area as % of lot area	100%
k.	Maximum total impervious lot coverage as a percent of lot area	100%

7. **OFF-STREET PARKING:**

- a. All uses: **1.0** onsite parking spaces per apartment with municipal parking within three hundred (300') of the property.

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.

10. **SIGNAGE:** Signage identifying the businesses and residential use within the PDD in accordance with an approved signage plan.

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 and Final Site Development Plans, entitled “**Planned Development District, Initial Development Concept Plans & Final Site Development Plans, Chromium Commons Building, 113 Canal Street West**”, Dated November 10, 2021, Prepared by Rose-Tiso & Co., LLC, 35 Brentwood Avenue, Fairfield, Connecticut, and Guedes Associates, Inc., 1425 Noble Avenue, Bridgeport, Connecticut.

SCHEDULE A
PROPERTY DESCRIPTION

All that certain piece or parcel of land situated in said Shelton, bounded and described as follows:

Commencing at a point on the easterly line of Canal Street as accepted by the Borough of Shelton on January 31, 1883, which point marks the southwesterly corner of land herein described and is located 232 feet measured northerly along said easterly line of Canal Street from its intersection with the north line of Cornell Street; thence northerly along the said easterly line of Canal Street to an angle point in said Canal Street opposite the southerly line of Center Street; thence westerly along the line of said Canal Street to an angle point in said Canal Street; thence northerly along the easterly line of said Canal Street to a point on said east line of Canal Street which is 60 feet southerly measured along said east line of Canal Street from its intersection with the south line of Bridge Street; thence southeasterly along other land of the releasor to a point on the easterly side of the Canal of the Releasor, which point is 5 feet measured northerly along the east side of said Canal from the northeasterly corner of the present building of the releasor; thence southerly about 342.5 feet, more or less, along the easterly side of said Canal and along the westerly line of Canal Street as accepted by the City of Shelton on December 3, 1930, to a point; thence westerly along other land of the releasor to the easterly line of Canal Street and the point and place of beginning.

Bounded:

Northwesterly by land of the releasor; easterly in part by land now or formerly of The New York, New Haven and Hartford Railroad Company, and in part by Canal Street; southerly in part by other land of the releasor and in part by Canal Street; and westerly by Canal Street.

EXCEPTING THEREFROM:

All that certain triangular piece, parcel or tract of land, with any buildings and improvements thereon, situated in the City of Shelton, County of Fairfield and State of Connecticut, shown and designated "Parcel Area 4,528 S.F. = 0.1039 AC" on a certain map entitled, "Land Transfer Map Property Survey of Property Located at 113 Canal Street Shelton, Connecticut prepared for 427 Howe Ave., LLC Scale 1"::: 20' Date: 3-21-2019", which map is on file in the Shelton Town Clerk's Office as Map No. 4745, reference thereto being had, bounded and described as follows:

NORTHERLY: 165.56 feet by land now or formerly of the New York, New Haven and Hartford Railroad Company;
SOUTHEASTERLY: 58.48 feet by land now or formerly of the City of Shelton; and
SOUTHWESTERLY: 154.84 feet by Canal Street.