

Proposed Mixed-Use Development at 404 Berlin Turnpike

**Change of Zone from Berlin Turnpike-1 Zone to Berlin Turnpike Development Zone
together with Site Plan and Special Permit Applications (Section VIII.H.4.b)**

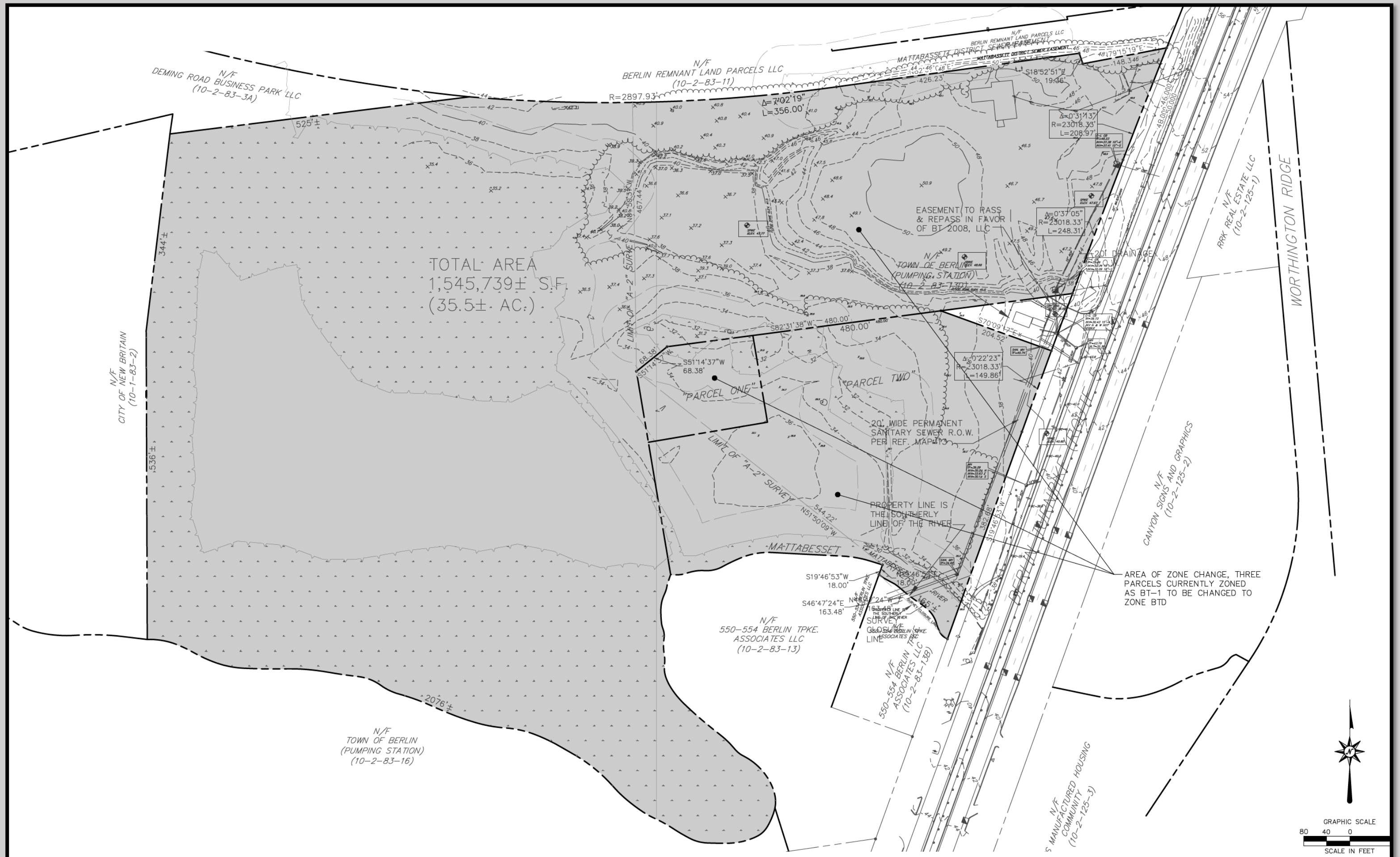
Map Lot Block: 10-2-83-12-7333 & 7334

Map Lot Block: 10-2-83-13A

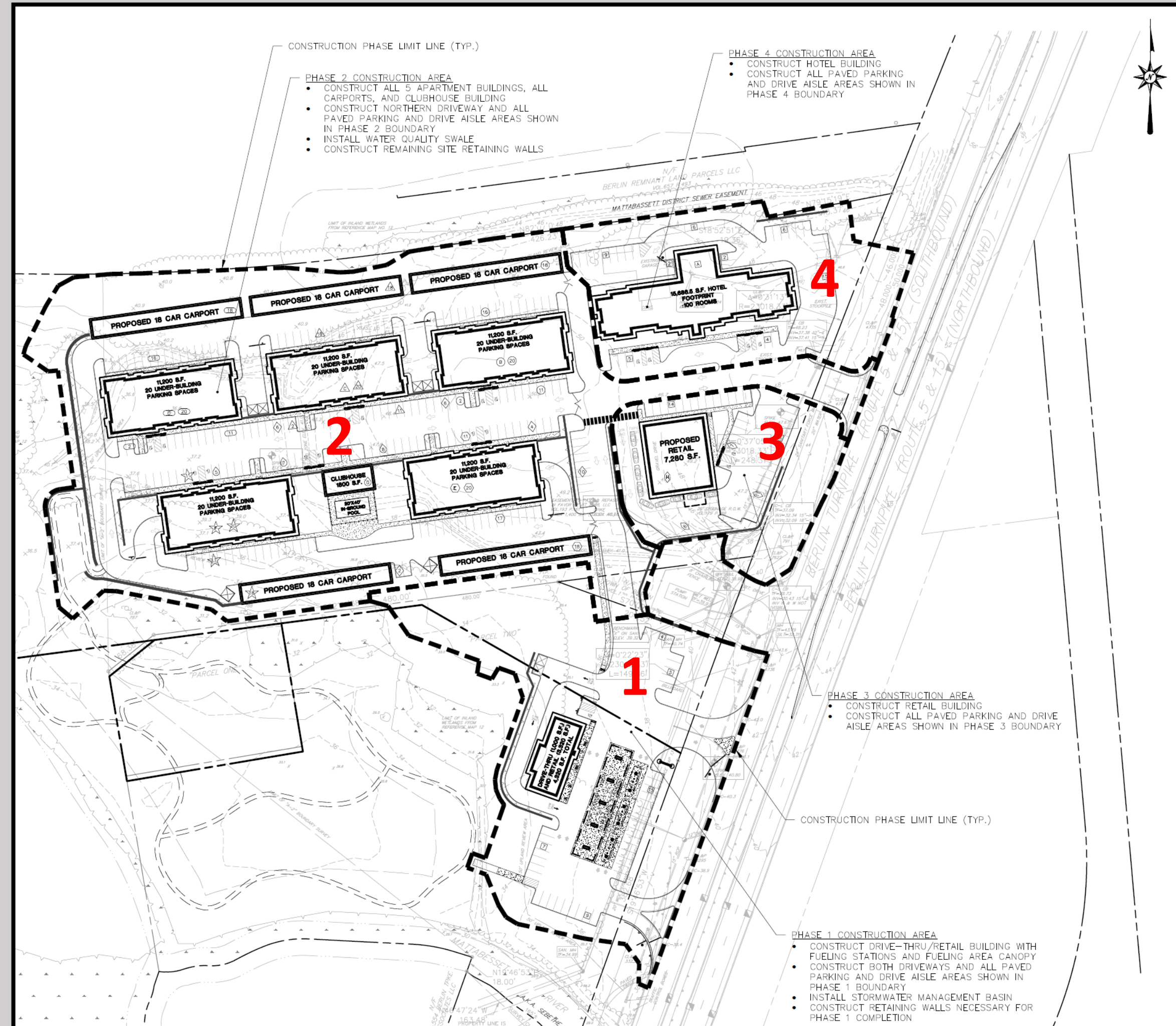
Map Lot Block: 10-2-83-13C-7509 & 7510



Zone Change Map: BT-1 to BT-D



3





Area of Development



ZONING INFORMATION						
LOCATION: BERLIN, CONNECTICUT						
OVERLAY ZONE: BTD (BERLIN TURNPIKE DEVELOPMENT ZONE) & UNDERLYING ZONE: BT–1 (BERLIN TURNPIKE 1 ZONE)						
USE: MIXED–USE (PERMITTED USE)						
ITEM #	ITEM	OVERLAY ZONE BTD REQUIREMENTS	UNDERLYING ZONE BT–1 REQUIREMENTS	LOT 1	LOT 2	LOT 3
1	MINIMUM LOT SIZE	10 AC.	2 AC.***	24.75 AC.	10.00 AC.	0.73 AC.^
2	MINIMUM LOT WIDTH	300 FEET	175 FEET	415.5 FEET	307.1 FEET	125 FEET^
3	MINIMUM LOT FRONTAGE	300 FEET	–	607.1 FEET	392 FEET	152.9 FEET^
4	MINIMUM LOT DEPTH	600 FEET	–	1,367.7 FEET	774.8 FEET	150.4 FEET^
5	MAXIMUM F.A.R.	0.75	0.50	0.10	0.01	N/A
6	MAXIMUM STORIES*	4 STORIES	2.5 STORIES	4 STORIES	1 STORY	N/A
7	MAXIMUM BUILDING HEIGHT*	65 FEET	35 FEET	<65 FEET	30.5 FEET	N/A
8	MINIMUM SIDE YARD	50 FEET**	25 FEET/50 FEET**	25.7 FEET	25.7 FEET	N/A
9	MINIMUM FRONT YARD	–	50 FEET	54 FEET	54 FEET	N/A
10	MINIMUM REAR YARD	–	50 FEET/50 FEET**	788.6 FEET	659.3 FEET	N/A
11	MINIMUM PARKING & LOADING SETBACKS SIDE YARD	–	10 FEET/50 FEET**	11.2 FEET	31.5 FEET	N/A
12	MINIMUM PARKING & LOADING SETBACKS REAR YARD	–	10 FEET/50 FEET**	770.4 FEET	635.1 FEET	N/A
13	MINIMUM PARKING & LOADING SETBACKS FRONT YARD	–	10 FEET	10 FEET	10 FEET	N/A
14	MAXIMUM BUILDING COVERAGE	–	25 PERCENT	10 PERCENT	1 PERCENT	0 PERCENT
15	MAXIMUM BUILDING IMPERVIOUS COVERAGE	–	80 PERCENT	26 PERCENT	8 PERCENT	0 PERCENT
16	MINIMUM DISTANCE DETACHED ACCESSORY BUILDING FROM PRINCIPAL BUILDING	–	12 FEET	46 FEET	N/A	N/A
* – IF BUILDING IS A MINIMUM OF 100 FEET FROM A RESIDENTIAL ZONE						
** – WHEN ADJACENT OR ABUTTING A RESIDENTIAL DISTRICT						
*** – PZC MAY BY SPECIAL PERMIT REDUCE TO LESS THAN 2 AC. SEE SECTION VI.J. FOOTNOTE (9)						
^ – THE AREA, WIDTH, DEPTH, AND FRONTAGE OF LOT 3 ARE EXISTING NON–CONFORMING						

Zoning and Parking Tables

PARKING REQUIREMENTS INFORMATION

ITEM #	USE	S.F. OF USE / NUMBER OF UNITS	SECTION	REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING	VARIANCE
1	CONVENIENCE STORE	3,320 S.F.	IX.B.5.b.ii	1 PER 250 S.F. GFA	13	13	NO
2	COFFEE DRIVE–THRU	1,000 S.F.	IX.B.5.b.viii	1 PER 75 S.F. OR 1 PER 3 SEATS, WHICHEVER IS GREATER	13	13	NO
3	STUDIO	40 UNITS	IX.B.5.a.ii	2 PER DWELLING UNIT	80	80	NO
4	1–BEDROOM	120 UNITS	IX.B.5.a.ii	2 PER DWELLING UNIT	240	240	NO
5	2–BEDROOM	40 UNITS	IX.B.5.a.ii	2 PER DWELLING UNIT	80	80	NO
6	RETAIL	4,780 S.F.	IX.B.5.b.ii	1 PER 250 S.F. GFA	19	19	NO
7	BANK	2,500 S.F.	IX.B.5.b.iv	1 PER 300 S.F. GFA	8	8	NO
8	HOTEL	100 ROOMS	N/A	DETERMINED BY COMMISSION	TBD*	81	NO
TOTAL					453	534	NO

* – SEE SHARED PARKING DEMAND LETTER PREPARED BY S. HESKETH FOR ADDITIONAL INFORMATION

OFF-STREET WAITING SPACES INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	DRIVE THRU BANK (1 WINDOW)	8 WAITING SPACES FOR APPROACHING CARS PLUS 1 WAITNG SPACES FOR CARS LEAVING, PER WINDOW	8 WAITING SPACES FOR APPROACHING CARS AND 1 WAITING SPACE FOR CARS LEAVING
2	COFFEE DRIVE–THRU	NONE REQUIRED	13 WAITING SPACES
3	FUEL CANOPY	NONE REQUIRED	10 FUELING STATION SPACES

Letter from Berlin Police Commission (Legal Traffic Authority)
dated 2/21/20

Our recommendations are based on concerns regarding adding additional traffic making left or U-turns at this intersection and the one to the south at Woodlawn Road, will further acerbate this problem.

Based on the three plans submitted by the developer for review, we would recommend the proposals in the following order:

- 1. Fully signalized intersection with a median cut with added left turn lane for northbound traffic. This would allow traffic to exit the development in both north and southbound directions. It would provide a left turn lane on the northbound side which would eliminate the need for cars to go to Deming Road to turn around in order to access the development. This proposal would lessen the impact to the already overstressed intersection to the north at Deming Road (Rt. 160).

School Impact Study

Based off the survey provided by Peter Marinelli Director of community Operations for continental properties, we have concluded given the current ratio of 2-bedroom units to children of school age our project will yield 6.8 school children.

Community Breakdown:

- Alterra Rocky Hill – 144 units (50 1BR, 94 2BR) = 15 school children
- Montage Rocky Hill – 144 units (50 1BR, 94 2BR) = 9 school children
- One Glastonbury – 144 units (42 1BR, 80 2BR, 22 3BR) = 16 school children
- Tempo South Windsor – 198 units (68 1BR, 130 2BR) = 29 school children

Affordable Units

Number of Market Rate and Mixed Income Units by Number of Bedrooms:

	Studio	One Bedroom	Two Bedrooms
Market-Rate Units	32	96	32
Mixed Income Units	8	24	8
Total	40	120	40

The Mixed Income Units will be dispersed throughout the community.

Environmental Impact Report

Market Survey

prepared by John LoMonte Real Estate Appraisers & Consultants
dated 10/28/2020

Based on our research, based on our knowledge of the market, based on the competitive location of the proposed subject, property along very busy Route 5/15 corridor, based on the assumption that the proposed apartment building complex is competitive as to amenities avaialble, and/or provided with the competition, and based on the appeal of Berlin as a place where to live and work, it’s our opinion that the following rental rates will be competitive for the subject proposed property, or luxury style apartments.

404 Berlin Turnpike, Berlin, Hartford County, CT		
Unit Type	GLA	Market Supported Rental Rate(s)
Studio’s	600 to 660 SF	\$1,150 to \$1,250
3-room (1-br)	750 to 850 SF	\$1,400 to \$1,575
4-room (2-br)	1,200-1,300 SF	\$2,100 to \$2,250

Total Number of Units:

Market-Rate Units	160
Mixed Income Units	40
Total	200

Proposed Public Recreation Area and Conservation Land



Adjacent Open Space



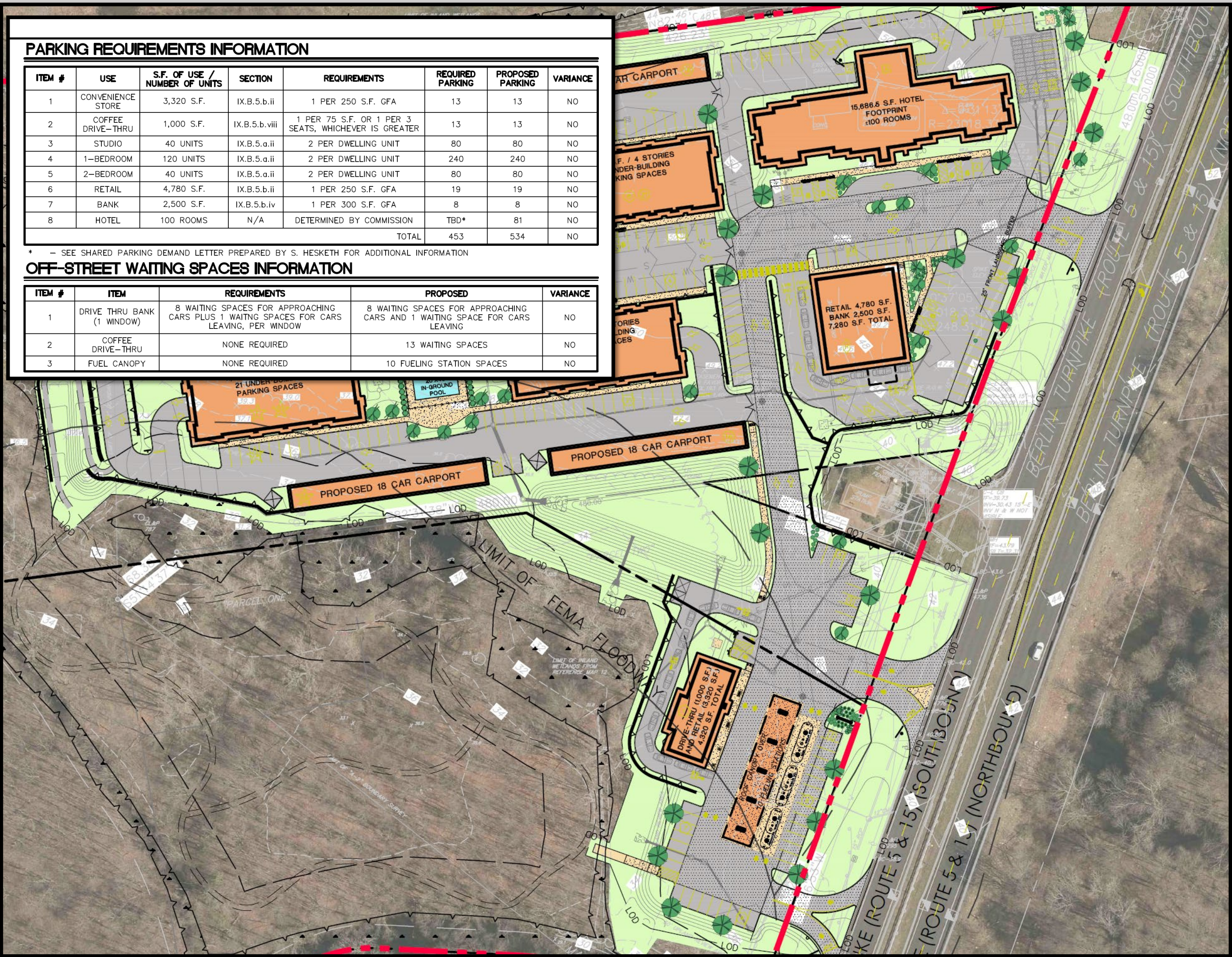
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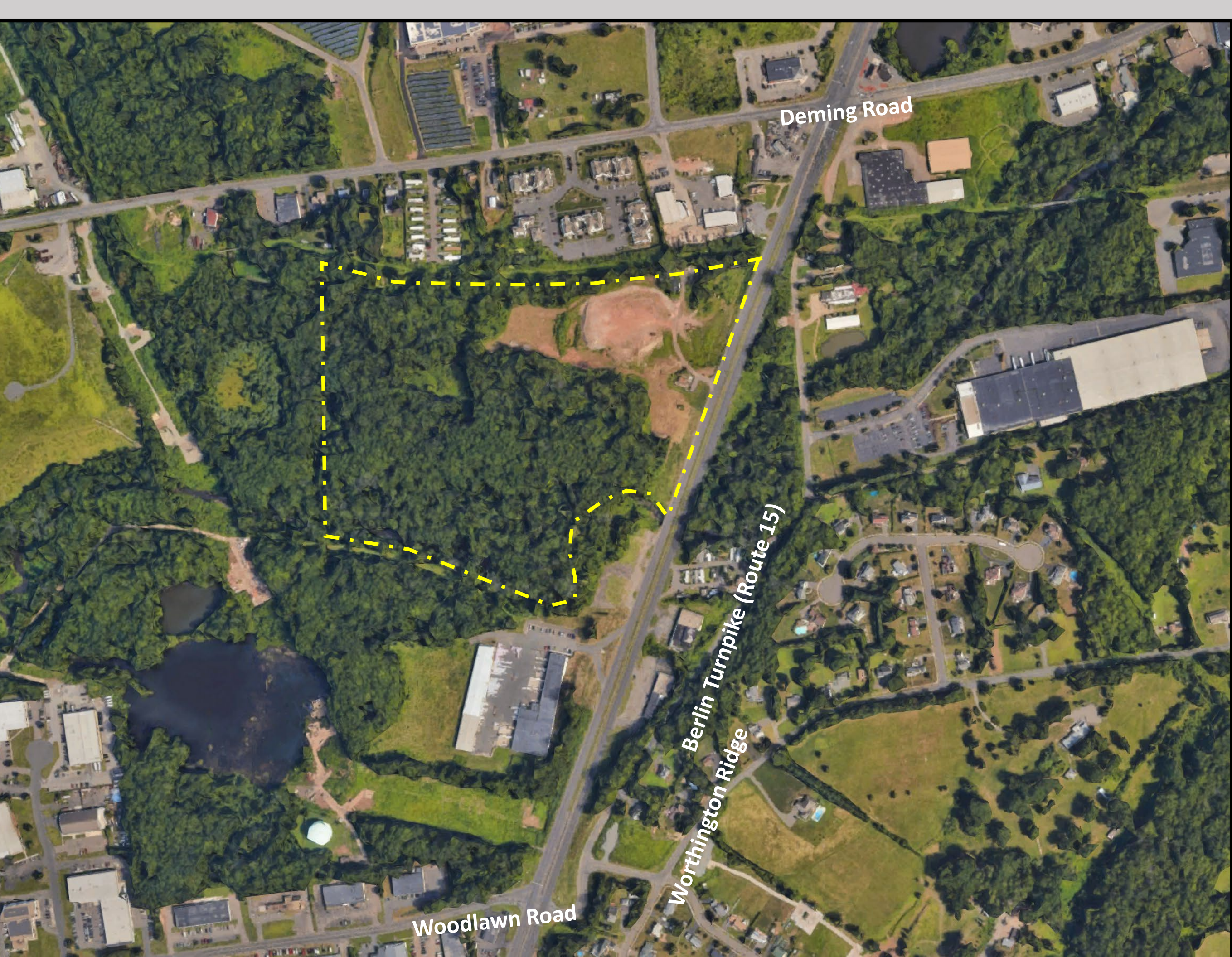
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Shared
Parking



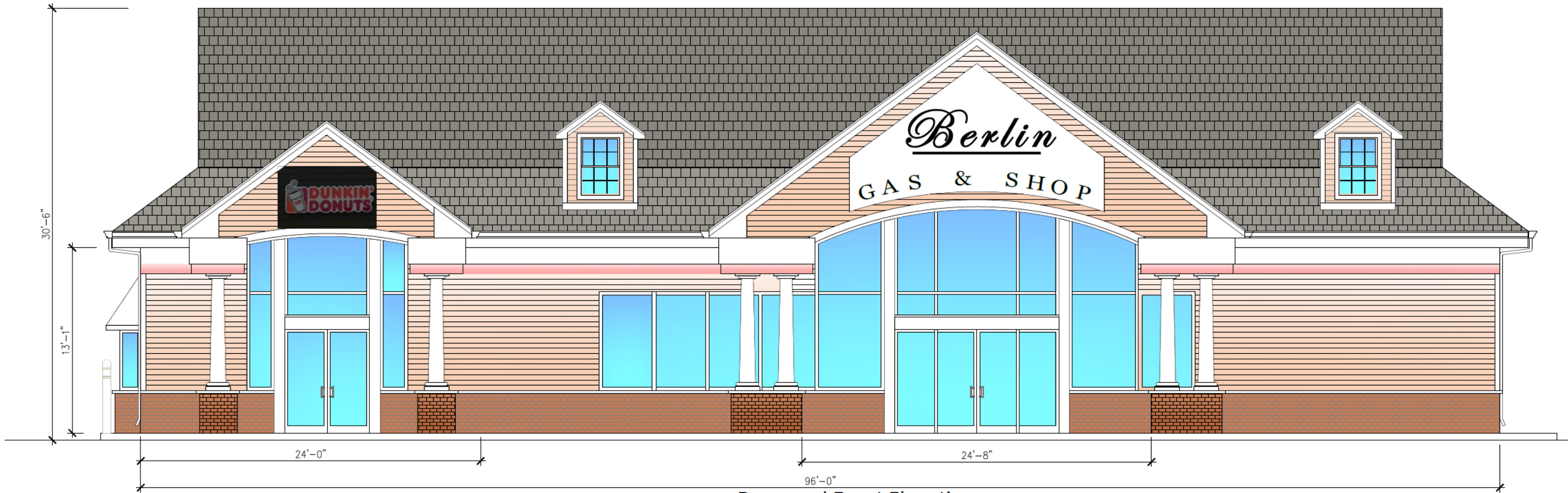
Proposed Signalized Intersection Rendering Berlin Turnpike and Northern Site Entrance



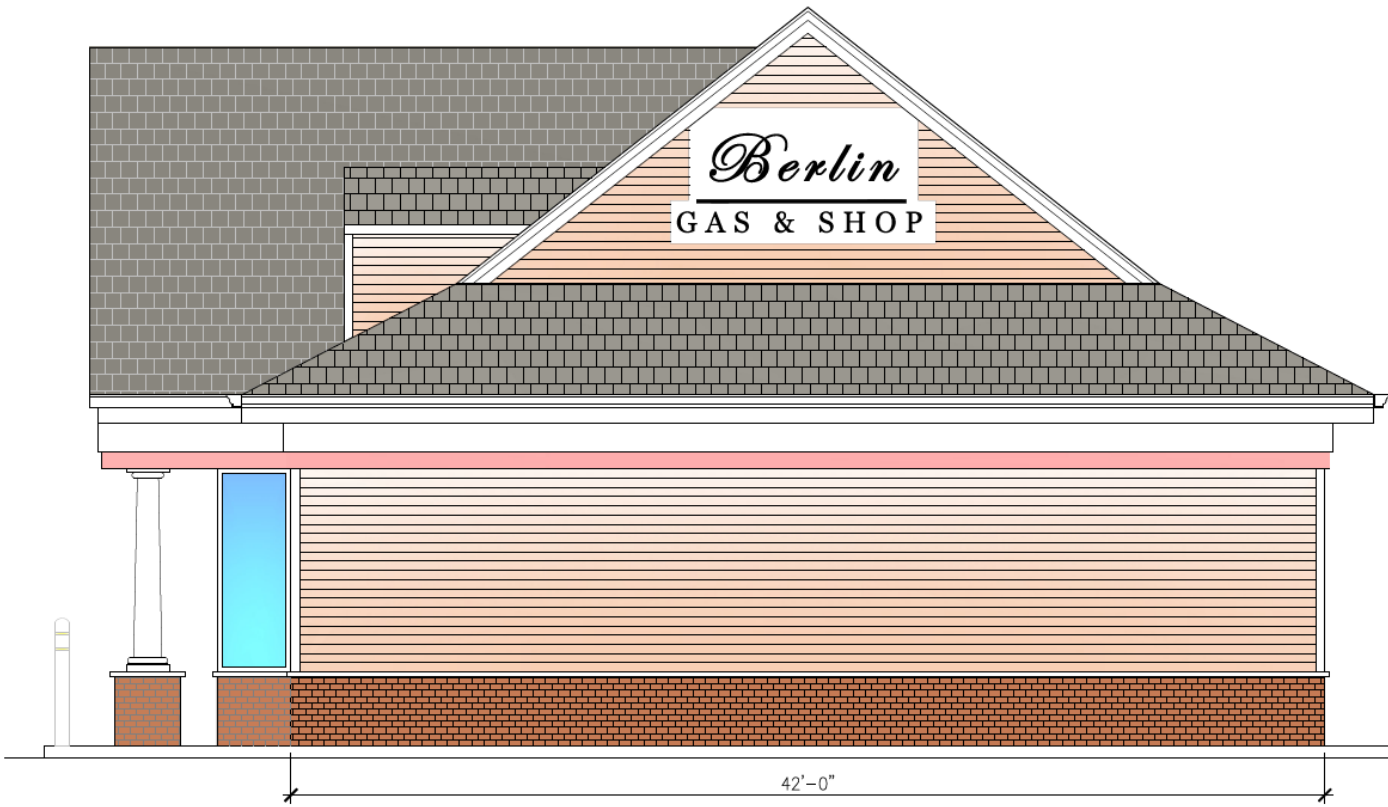
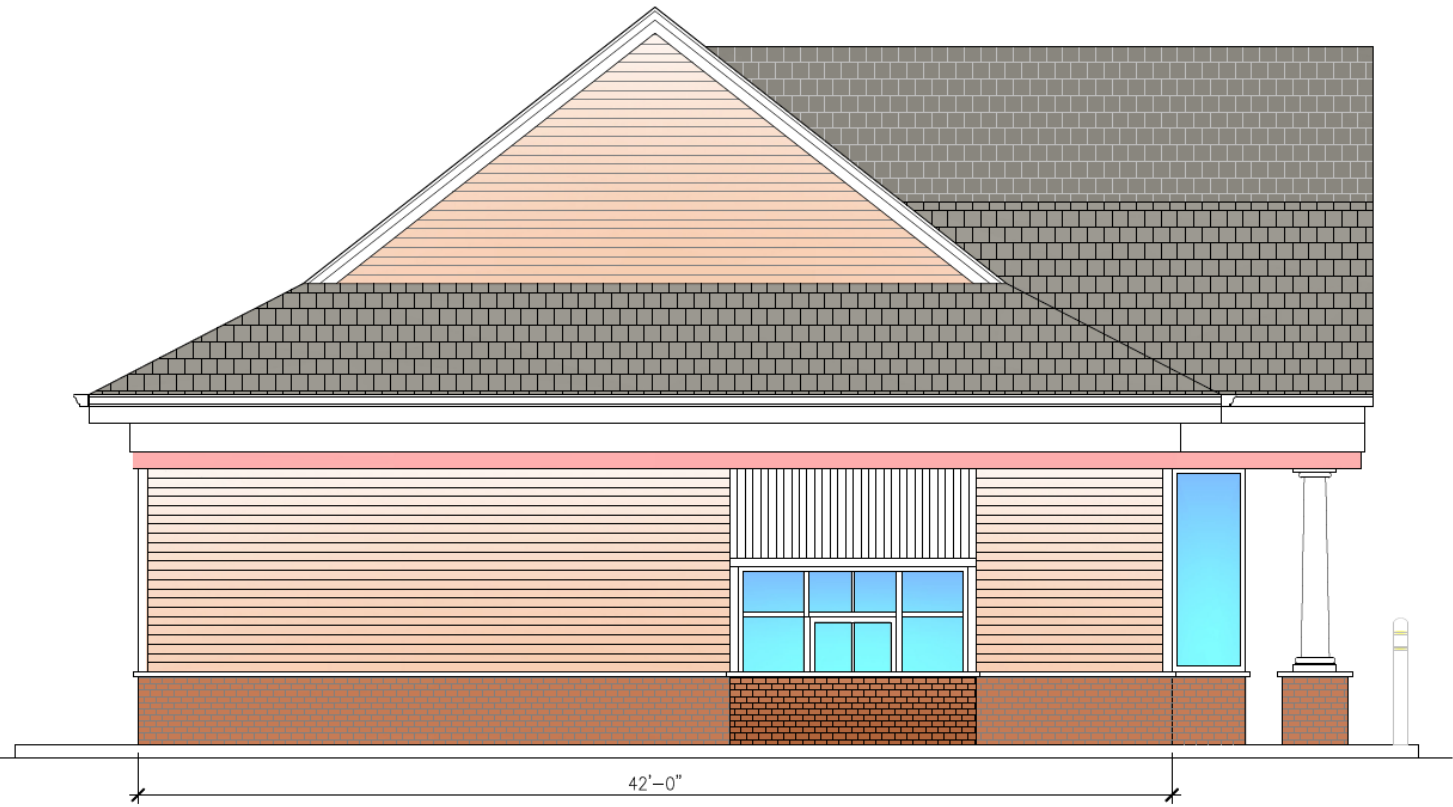
Proposed Convenience Store with Drive Through Rendering



Proposed Convenience Store with Drive Through Elevations



Proposed Front Elevation
Scale: 1/4"=1'-0"



Multifamily Building – Front Entrance Elevation



Multifamily Building – Rear Rendering



Multifamily Building – Front Elevation



Multifamily Building – Side Elevation



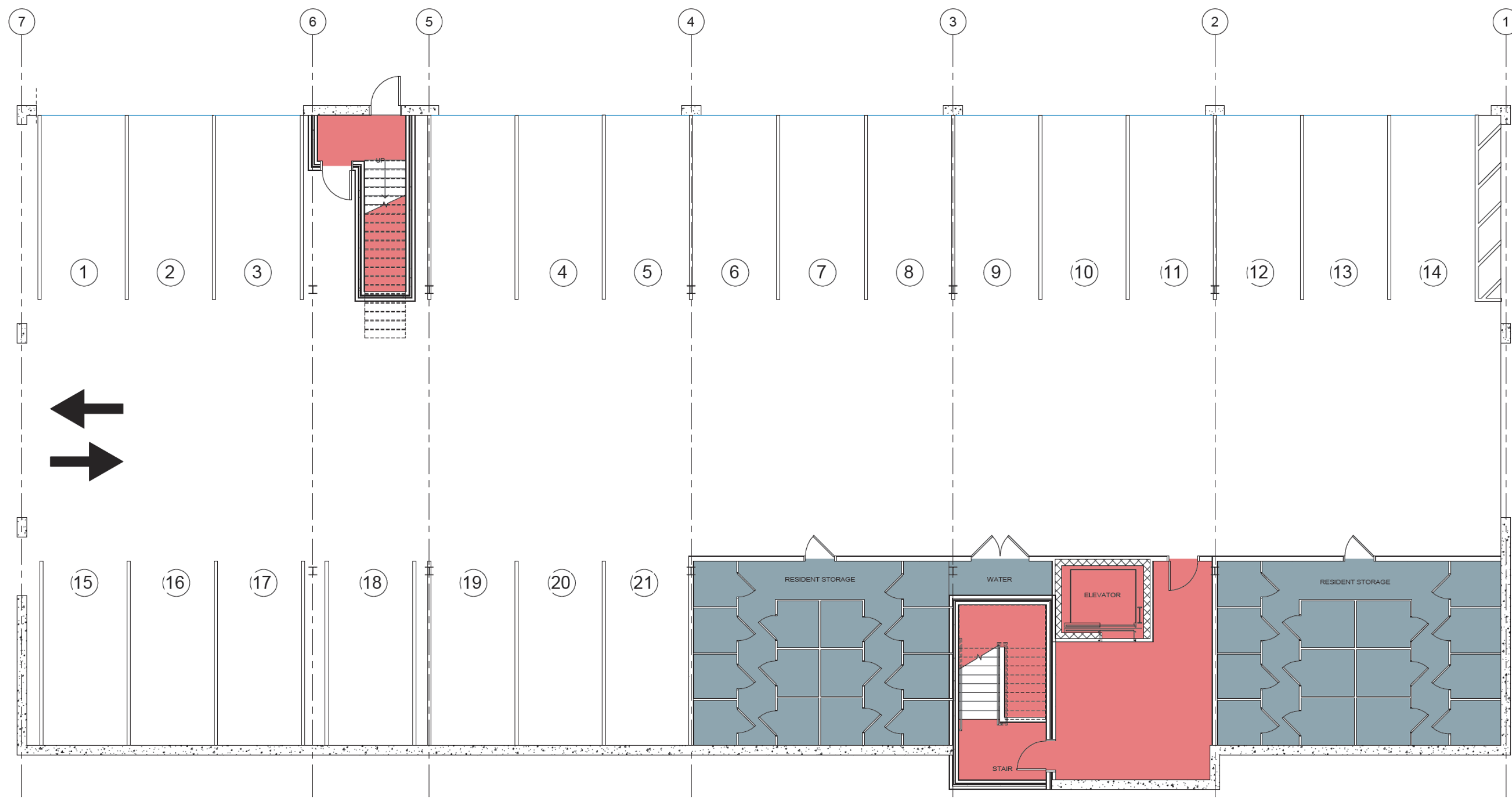
Multifamily Building – Rear Elevation






Multifamily Building – Side Elevation

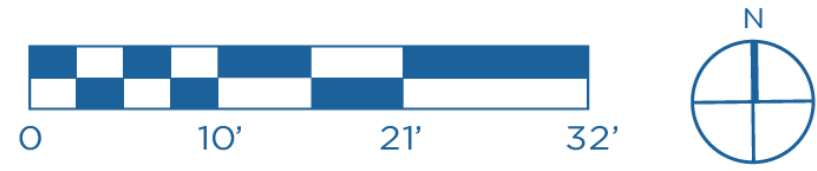


Multifamily Building – Floor Plan (Ground Floor)



 PARKING
 CIRCULATION
 STORAGE

PARKING: 21 - SPACES
STORAGE: 28 - INDIVIDUAL UNITS



The floor plan illustrates a multi-unit residential building with 10 units, each with its own layout and dimensions. The units are arranged around a central corridor and common areas. The units are color-coded: Units 1-4 are green, Units 5-6 are teal, and Units 7-10 are light green. The plan includes room layouts, dimensions, and labels for various areas like bedrooms, bathrooms, kitchens, living rooms, and balconies. A central red area indicates the main entrance and common spaces, including a lobby, vestibule, and stairs.

Unit Details:

- Unit 1:** 2-BED, 2-BATH, 1057 SF, GROUP 1. Rooms: Living RM (11' x 13'-6"), Kitchen (11'-6" x 11'-6"), Bath (9' x 7'-6"), Bedroom (14'-9" x 13'), Bedroom (12' x 12').
- Unit 2:** Studio, 1-BATH, 552 SF, GROUP 1. Rooms: Living RM (12' x 10'), Kitchen (10' x 11'), Bathroom (9' x 7'), Bed RM (10' x 7').
- Unit 3:** 1-BED, 1-BATH, 745 SF, GROUP 1. Rooms: Living RM (15'-6" x 13'-6"), Kitchen (12' x 8'), Bathroom (10'-6" x 9'), Bedroom (13' x 12').
- Unit 4:** 1-BED, 1-BATH, 745 SF, GROUP 1. Rooms: Living RM (15'-6" x 13'-6"), Kitchen (12' x 8'), Bathroom (10'-6" x 9'), Bedroom (13' x 12').
- Unit 5:** 1-BED, 2-BATH, 1015 SF, GROUP 1. Rooms: Living RM (11' x 13'-6"), Kitchen (11'-6" x 11'-6"), Bath (9' x 7'-6"), Den (14'-9" x 13'), Bedroom (12' x 12').
- Unit 6:** 1-BED, 2-BATH, 1015 SF, GROUP 1. Rooms: Living RM (11' x 13'-6"), Kitchen (11'-6" x 11'-6"), Bath (9' x 7'-6"), Den (14'-9" x 13'), Bedroom (12' x 12').
- Unit 7:** 1-BED, 1-BATH, 745 SF, GROUP 1. Rooms: Living RM (15'-6" x 13'-6"), Kitchen (12' x 8'), Bathroom (10'-6" x 9'), Bedroom (13' x 12').
- Unit 8:** 1-BED, 1-BATH, 745 SF, GROUP 1. Rooms: Living RM (15'-6" x 13'-6"), Kitchen (12' x 8'), Bathroom (10'-6" x 9'), Bedroom (13' x 12').
- Unit 9:** 1-BED, 1-BATH, 847 SF, GROUP 1. Rooms: Living RM (15'-6" x 15'-6"), Kitchen (12' x 8'), Bathroom (10'-6" x 9'), Bedroom (13' x 12').
- Unit 10:** 2-BED, 2-BATH, 1057 SF, GROUP 1. Rooms: Living RM (11' x 13'-6"), Kitchen (11'-6" x 11'-6"), Bath (9' x 7'-6"), Bedroom (14'-9" x 13'), Bedroom (12' x 12').

Common Areas:

- Central Corridor:** A red-shaded area running through the center of the building, providing access to all units.
- Lobby:** A red-shaded area located near the entrance, adjacent to the stairs and vestibule.
- Vestibule:** A red-shaded area at the main entrance of the building.
- Stairs:** Two sets of stairs are shown, one in the central corridor and one in the lobby area.
- Storage:** Two storage areas are located near the lobby and stairs.
- Elevator:** An elevator is located near the lobby and stairs.
- Balconies:** Various balconies are attached to the units, with dimensions ranging from 3'-6" x 19'-6" to 5'-6" x 8'.

