



# TOWN OF EAST GRANBY

INCORPORATED 1858

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June 5, 2024

To: Planning & Zoning Commission  
From: Robin Newton, AICP, CZEO, Director of Planning and Economic Development

Re: Application #24-05, Text Amendment To Section V.D.2 to allow Indoor Recreational Sports Training Facilities and Indoor Self-Storage Facilities in the Commerce Park Transitional Zone

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**Plans and Submittals:**

1. Land Use Application
2. Text Amendment Language

**Staff Comments:**

This text amendment proposes to add two uses to the allowable use table in the Commerce Park Transitional Zone. The two uses requested are Indoor Recreational Sports Training Facilities and Indoor Self Storage Facilities.

In reviewing the current uses in that zoning district Indoor Recreational Sports Training Facilities are similar in nature to active recreational amenities which is allowed in the zoning district. Indoor Recreational Sports Training Facilities can be less impactful because the activities take place inside of a building or “bubble.”

The second use proposed is Indoor Self Storage Facilities. This use has come up in a previous application where the Commission approved it as a “other similar use” to warehousing. The Commerce Park Transitional Zone does allow for warehousing and distribution. This use, Indoor Self Storage, would be a less intrusive use in the transition zone as it does not generate the noise and truck traffic that a traditional warehouse or distribution center would generate.

This text amendment was referred to CRCOG. CRCOG had no issues with the proposal.

If the Commission chooses to approve this text amendment, Staff would request an effective date 15 days after the date of the publication of the legal notice.