

October 11, 2024

**Town of East Granby**  
Planning Department  
9 Center Street  
P.O. Box 1858  
East Granby, Connecticut 06026

<b>Attn:</b>	Robin Newton, AICP, CZEO Director of Planning & Economic Development Town of East Granby
<b>RE:</b>	<b>Text Amendment and Special Permit Application</b> Park-It Enterprise 3 International Drive, East Granby

## **INTRODUCTION**

Corbett Land Strategies Inc. (“CLS”) is pleased to submit this Land Use Application on behalf of Park-It Enterprise (“Owners”) for the lands municipally known as 3 International Drive (“subject property”). CLS is submitting this Cover Letter on behalf of and with authorization from the landowner. The Owner is proposing to redevelop the subject property for truck parking and self-storage uses.

## **SITE DESCRIPTION**

The subject property is located on 3 International Drive, which is proposed to be redeveloped for truck parking and self-storage uses. The subject property has an area of 5.5 acres and a lot frontage of 314.5 ft. The subject property is located on the east side of International Drive, south side of Rainbow Road, west side of Larch Drive, and north side of Hemlock Road, in the Town of East Granby. The property currently consists of a parking lot and an office.

The surrounding uses in proximity to the subject property area are characterized by predominantly industrial warehouses, offices, and parking lots. To the immediate east of the subject property is a gas station and restaurant at 150 Rainbow Road. Directly to the south of the subject property is an industrial warehouse (USA Mechanical & Energy Services) located at 15 International Drive. To the immediate north of the subject property are several industrial and commercial warehouses located along Bradley Park Road. West of the subject property is an industrial warehouse for Domino’s Pizza Distribution Center. Further southwest of the subject property includes industrial warehouses such as Pepsi-Cola, Fedex Express, Arbon Equipment Corporation, and Banner Industries which are located along International Drive.

## **BACKGROUND**

On July 9<sup>th</sup>, an Informal Meeting was convened with the Planning and Zoning Commission on the development of the subject property. Preliminary feedback was received on the initial concept including suggestions for a potential separation of truck parking from the abutting highway. The commission also noted that given the visibility of the subject property to Rainbow Road and the prominence of the intersection, façade and materials should be considered as part of a future special permit application.

A Text Amendment application was submitted on September 6, 2024. Following the submission circulation period, comments were received from Staff indicating concerns with potential impacts of the proposed uses on all properties under the Business Zone. Further, concerns were noted that given the visibility of the property the permission of the uses may not achieve the gateway function that is otherwise envisioned. In response to those comments, the proposed development has been updated to include additional restrictions on the proposed 'self-storage' and 'truck parking' uses (further detailed below).

## **PROPOSED DEVELOPMENT**

A Text Amendment application is being sought to add 'Truck Parking' and 'Self-Storage' uses to the existing zoning for the subject property. The primary focus of the proposal is to expand the tenancy opportunities of the property. In support of the proposed additional uses, a conceptual plan has been prepared which illustrates a layout of how the uses could be implemented should they be approved.

The conceptual plan has been submitted to assist East Granby in understanding the intended function of the proposed uses. The conceptual plan has been prepared with a truck parking area and 225 self-storage units. In total, the proposed self-storage uses will have a Gross Floor Area (GFA) of 33,627 ft<sup>2</sup> while the truck parking area will provide up to 62 truck parking spaces. The self-storage units will be contained within a 1-storey buildings and are proposed to be located to the front of the property, which will be accessed through the property by the existing northern entrance. The placement of the building is to create a buffer from the truck parking and Rainbow Road.

The truck parking spaces have been designed to accommodate large freight trucks, with spaces approximately 75 ft by 14ft in size. Please note, the parking has also been prepared to accommodate the use of other commercial trucks including cube vans. The laneways have been identified with specific directions to ensure convenient and efficient site movement. Access to and from the subject property will continue to function at existing locations. The subject property will also include 20 parking spaces that will be dedicated to the self-storage uses.

In response to the comments provided by the Commission, the self-storage use is contemplated to act as a screen for the truck parking and block the use from Rainbow Road. This is believed to mitigate potential negative impacts which may arise from the permission of the use in the Business Zone as well as prevent unintended impacts as a result of permitted the use in other similarly zoned properties. Additional restrictions to limit the ability

Final details of the concept plan will be provided and submitted to the Town through the upcoming Special Permit application, which is anticipated to be submitted following determination of the Text Amendment application.

## **PROPOSED AMENDMENTS**

As indicated above, a resubmission is being advanced which seeks to modify the following Zoning Regulations:

PZC #24-11: Application for text amendment to section V.A.2.4.j and V.A.4.k to the special permit uses in the Business Zone:

- j. Truck Parking,
  - Be permitted only on properties zoned Business within 1000 feet of the Bradley International Airport.
  - Be permitted only with a landscape buffer area of 25 feet, consisting of a berm and plantings including (but not limited to) evergreen trees.
  - Be permitted subject to architectural standards for buildings, landscaping and site location to the satisfaction of the Planning and Zoning Commission.
- k. Self-storage uses:
  - Be permitted only with a landscape buffer area of 25 feet, consisting of a berm and plantings including (but not limited to) evergreen trees.
  - Be permitted subject to architectural standards for buildings, landscaping and site location to the satisfaction of the Planning and Zoning Commission.

**MUNICIPAL POLICY**

*Town of East Granby Zoning Regulations*



Figure 1: Subject Property Location (Town of Granby Zoning Map)

The subject property is located within the Business Zone as per the Town of East Granby Zoning Regulations, which is primarily intended to allow for the creation of commercial development beyond that provided in the Village Center to meet the shopping and service needs of the community as part of an integrated plan.

**Proposed Justification**

The following is provided in response to comments received to provide further information on the proposal, proposed revisions and overall justification on the project.

Impact to entire zoning district

As indicated in the staff comments, the review of planning staff is to understand impacts of the proposal across the entire zoning district and on properties within the district the proposal will have impact on. Although there

are limited numbers of properties across the Town zoned under the Business Zone, the previous version offered to much flexibility for the proposed uses. Through the proposed revisions to the Text Amendment application, further consideration is provided which effectively limits the applicability of the proposed uses to only the Subject Lands. Specifically, the Text Amendment now proposes that Truck Parking only be permitted on properties under the Business Zone located within 1,000 ft of the Bradley International Airport. Given that the proximity to the airport is one of the major motivations for the proposal, relying on the proximity to the airport to limit Truck Parking from other properties under the Business Zone is appropriate.

### Architectural Standards

Planning staff advised that the proposed uses should be subject to architectural standards in advance of further application review. The standards would ensure that the eventual buildings, landscaping and site standards better reflect the sites locational attributes. In response the proposed Text Amendment has been amended to include provisions which limit the permission of both uses by ensuring that architectural, landscape and site location standards are employed through future processes, to the satisfaction of the Planning Commission. It is anticipated that this provision will offer additional oversight on future application. It is also understood that the provision will be employed as a condition as part of the anticipated Special Permit application.

### CONCLUSION

The proposed text amendment is being sought to maximize the tenancy opportunities of the property and provide services which are compatible with the existing and planned function of the area. Given the surrounding uses, the permission of both truck parking and self-storage uses are believed will be beneficial to the area. In response to comments received from Town planning staff, the proposed Text Amendment has been further amended to include additional provisions which limit unintended impacts should the uses be permitted. The revisions are believed to respond to feedback received to date and establish a path forward for the eventual use of the property with 'Truck Parking' and 'Self Storage'. It is recommended that the Commission consider the proposed Text Amendment application for approval. Should the application be approved, a Special Permit application will be advanced immediately, following the issuance of the Legal Notice of Decision publication.

Should any additional information be required or clarification needed, feel free to contact the undersigned.

### SUPPORTING MATERIALS

In addition to this cover letter, the following have been submitted to support our application:

1. Cover Letter
2. Concept Plan
3. Land Use Application Form

*Nick Wood*

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