

August 30, 2024

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

Attn:	Robin Newton, AICP, CZEO Director of Planning & Economic Development Town of East Granby
RE:	Text Amendment Application 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 9th, 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.

PROPOSED DEVELOPMENT

In response to the feedback collected following the Informal Meeting, an application Text Amendment 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 ft² 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 19 parking spaces that will be accessible for self-storage users.

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 buffer 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.

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

Modify Section V.A.2.4.j and V.A.4.k to the Special Permit Uses in the Business Zone:

j. Truck Parking

k. Self-storage Uses

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.

As the proposed truck parking and self-storage uses are not included in the permitted uses as per Section V.A.2, an application for Text Amendment is required. Further, given that a Special Permit application will be required (if the Text Amendment is approved) to facilitate the proposed development, the following is provided to demonstrate how the use is envisioned to address the applicable considerations (Section VIII):

A) Suitable Location For Use Or Activity

The subject property is an existing parking lot and is suitable for the proposed self-storage uses and truck parking as they are typically low-impact uses that do not generate significant traffic or noise during non-operational hours. This makes them appropriate and compatible with surrounding properties including the existing industrial businesses as they complement rather than compete with other businesses. Further, existing vegetation along the boundary of the property is proposed to remain to continue the current method of screening.

As set out above, the self-storage use is proposed to be located abutting Rainbow Road for the purposes of maintaining an appropriate street edge and mitigating views into the property from the road.

B) Suitable Structures For Use Or Activity

The existing parking lot is able to accommodate the space requirements for truck parking and self-storage facilities without exceeding the permitted density or causing overcrowding. This ensures that the size of the proposed truck parking and self-storage use is proportional to the lot size and will contribute to a balanced development pattern in the area. The proposed development will be developed with site circulation and navigation that is appropriate for the proposed use and operates in accordance with existing access points.

C) Neighborhood Compatibility

The surrounding area is characterized by industrial warehouses, which typically involve commercial activities and logistics. Given the existing land uses, the proposed truck parking and self-storage facilities are compatible uses that provide necessary support services and complement the existing industrial nature of the neighborhood. In particular, the proposed uses are similar in nature to the uses already permitted as Special Permit uses (Section V.A.4) including uses dealing with automotive sales, services as well as drive-thru establishments.

D) Suitable Access and Parking

The proposed truck parking and self-storage uses will utilize the established access driveways from the existing parking lot to ensure safe access onto the International Drive and accommodate the entrance and exit of trucks and customers accessing the self-storage units. Further, the self-storage facility will provide 19 parking spaces for customers frequenting the self-storage units which will be accessed from the southern entrance to the site from International Drive with the intended goal of ensuring convenience and accessibility without causing land use conflicts.

E) Suitable Streets For Use Or Activity

The subject property has direct access to International Drive which is designated as an Arterial Road as per the Town of East Granby Vehicular Circulation Plan. Arterial Roads are typically designed to accommodate higher traffic volumes and larger vehicles, including trucks. International Road intersects with Rainbow Road/Highway 20 and connects to Highway 91 beyond. The surrounding road network is therefore appropriate and ensures safe access to the proposed truck parking and self-storage facilities without exceeding the road's capacity or significantly impacting traffic flow.

F) Adequate Emergency Access

As mentioned above, International Drive serves as an Arterial Road that can facilitate quick and efficient access for emergency vehicles such as fire trucks and police cars. The proposed truck parking and self-storage uses can be advanced as the existing accesses ensure easy accessibility for emergency responders.

G) Adequate Public Utilities

The subject property has access to municipal water supply, sewage services, and stormwater drainage systems that ensure compliance with environmental regulations and health requirements, providing clean water supply and preventing overwhelming municipal drainage infrastructure or contamination of groundwater.

H) Environmental Protection & Conservation

The proposed truck parking and self-storage uses will utilize an existing parking lot which thereby will not create additional or new environmental impact. This will minimize disruption to natural habitats and reduce the need for additional infrastructure development.

I) Consistent With Purposes

The subject property is zoned for business development in which the proposed truck parking and self-storage uses are similar in nature and contribute positively to the neighborhood's property value and overall welfare without detrimental effects on public health, safety, or community cohesion. The subject lands proximity to the airport also enhances accessibility, facilitating efficient logistic operations that ensures transportation and storage needs are strategically located.

J) Consistent With Plan Of Development

The subject property is intended to the Plan of Development for the area as it will support existing and planning employment and commercial activities in the area by providing new opportunities for surrounding uses to park delivery vehicles. Both uses are services that can support local businesses and residents in the area. The

proposed uses can integrate seamlessly with existing industrial warehouse facilities and foster balanced growth and development in the area.

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 result in benefits to the area. The permission of the uses are not anticipated to result in negligible impacts to the surrounding area nor are they believed to result in the creation of negative precedents for other similarly zoned properties. 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



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