



# TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING  
DEPARTMENT

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October 3, 2024/**November 7, 2024**

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

Re: Application **##24-11**: Corbett Land Strategies, Inc. 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  
k. Self-storage uses.

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## **Plans and Submittals:**

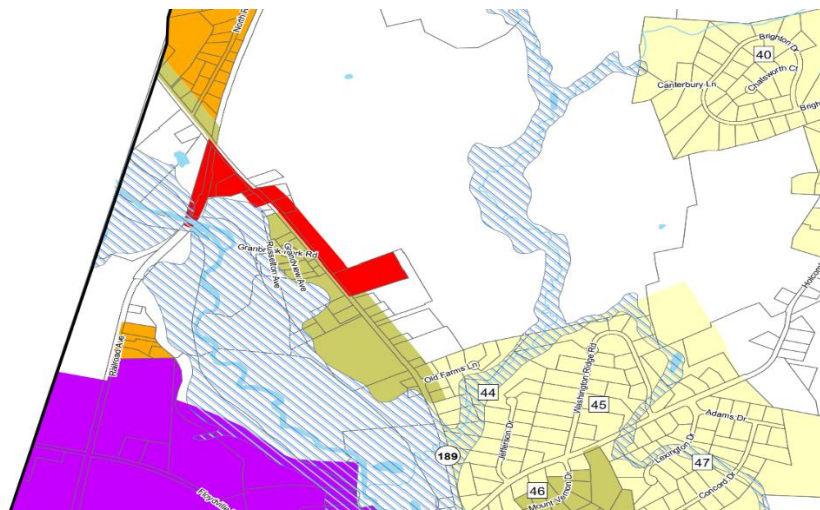
1. Land Use Application
2. Text Amendment Language
3. Conceptual Renderings and Site Layout
4. **Updated Text Language**

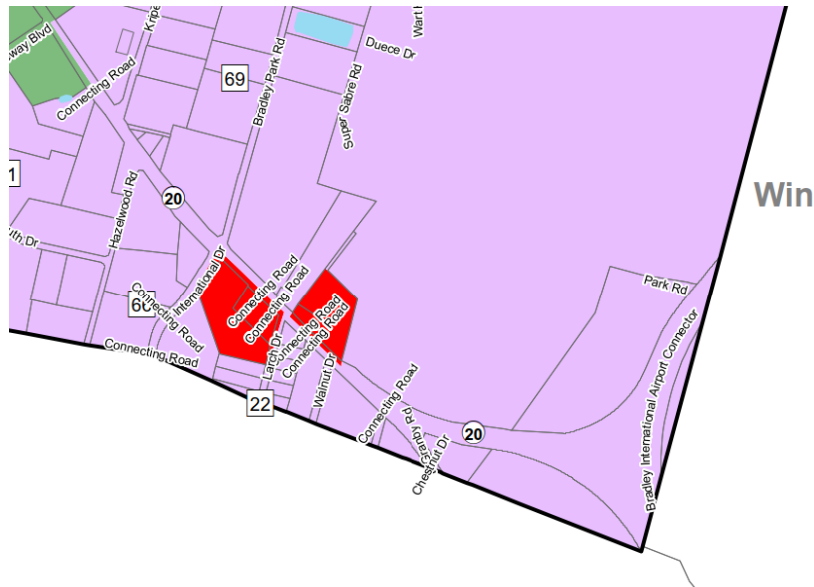
## **Staff Comments:**

This text amendment proposes to add two uses to the allowable use table in the Business Zoning District. These uses would include truck parking and Self-Storage buildings.

The applicant provided a written explanation of the proposed amendment, but it unfortunately was specific to the site they are looking to hopefully apply for these uses on.

My review is not to look at a specific site but to look at the entire zoning district, property locations within the district and what effect these uses would have in those areas. The Business Zone is located on 2 parcels along Route 20 adjacent to the Bradley Airport Area and approximately 9 parcels along Route 189. All parcels are along State routes.





Within the last year Self-Storage uses have been approved in the Commerce Park A Zone and added to the uses permitted in the Commerce Park Transitional Zone. When considering the locations that could potentially be approved for future Self-Storage Uses and the locations of the Business Zone parcels, Staff does not feel that enough consideration was given to text amendment as proposed. During the informal discussion Staff advised that when preparing the text amendment, the applicant should consider Architectural Standards for the buildings, landscaping standards and site location standards specific to the use. None of these items are included in this proposal. While the current regulations have landscaping and setback requirements, they are general to the zone and not this use. Staff will not comment on the site-specific statements made in the application as they are not relevant to this request.

Stand alone truck parking is also proposed as an added use. Again, looking wholistically to the Business Zone, staff would not want to see truck parking in the Route 189 Business Zone corridor. The two parcels along Route 20 are surrounded by industrial uses similar in nature. However, due to the location of the parcels adjacent to Route 20 and being the gateway into East Granby, staff feels there could be better uses for these two properties. Many of the properties have had zone changes to prevent more auto-oriented uses in this area and along Route 20. Staff does not know the history of why these two parcels were not included in that zone change.

There is no information in the PoCD that lends itself to a discussion in support of or against these uses as the Business Zone is not discussed. However, the Route 20 corridor is discussed and services such as restaurants, retail, hotels, etc. are the uses that the community would like to see along this corridor.

The Commission should consider the effect of the zoning text change on all the affected parcels in the Business Zone as part of their review and decision.

Updated Text-November 7, 2024

Staff received updated language to the proposed text amendment which includes the following uses with listed limitations and standards:

- 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.*

The applicant took into consideration the comments that were made at the July Informal Meeting and has provided standards related to each of the proposed uses. As written the Truck Parking use would be limited to the two parcels in the Business Zone adjacent to Bradley International Airport. Additional standards of berms and buffer plantings have been included to diminish any visual effect on the property. It is important to note that if the text amendment was to be approved the use would be subject to a Special Permit and the special permit considerations in the regulations.

Self-Storage uses also had additional standards added for consideration including landscape buffering and architectural renderings subject to the Commission's approval.

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