

SUMMARY OF CONNECTICUT HEALTH CARE HOLDINGS, LLC  
PLANNED DEVELOPMENT DISTRICT  
ZONING GRID #11

CONNECTICUT HEALTH CARE HOLDINGS, LLC is undertaking the redevelopment of the former Nursing Home which is currently located at 240 Winthrop Avenue and on 790 George Street.

The Development will involve the demolition of the existing building and the construction of 128 family units in townhouse and apartment style buildings, 20 Single Bedroom Units with individual entrances in a two story structure along Winthrop Avenue and 6 one bedroom units, 78 two bedroom units and 24 three bedroom units in two three story buildings along a new private drive connecting Winthrop Avenue, at the intersection of Gilbert Avenue, to George Street, at the intersection of Norton Parkway. The new private roads will be laid out in a traditional neighborhood form, including a community space, new sidewalks, new lighting, and new utility infrastructure.

The Development is mainly located in the RM-1 district. 790 George Street is in the RM-2 District and the Development will be bordered on two sides by an RM-2 District. The RM-1 district requires substantial yards, distances between buildings and minimum lot areas per dwelling unit and permits only limited building coverage. In the RM-1 District, one parking space for each family/homeownership unit and one-half space for each elderly unit are required.

In order to create the type of building which will form a community with new streets and amenities planned for the CONNECTICUT HEALTH CARE HOLDINGS, LLC (CHCH) project, numerous variances from the RM-1 requirements would be needed as well as special exceptions. Accordingly, CHCH is applying to have the Site designated a planned development district under Section 65 of the Zoning Ordinance so that the Project can be constructed in a unified manner appropriate for this type of development without the need for extensive zoning relief.

- All of the requirements for a planned development district under Section 65, including the required minimum useable open space per dwelling unit, are satisfied in this application.
- Parking/Drives =  $\pm 39,800$  s.f.
- All Buildings =  $\pm 63,146$  s.f.
- Total = 102,946 s.f.
- Lot Area = 213,039 s.f.
- $213,039 - 102,946 = \pm \underline{110,093 \text{ s.f. of open space or } 52\%}$

If a planned development district is adopted by the Board of Alders for this project, CHCH will then submit detailed plans to the City Plan Commission for its review, as required by Section 65 of the Zoning Ordinance.