

Andy's Plaza
828 Hopmeadow Street
Simsbury, CT

SITE DATA TABLE

September 28, 2020

SITE DATA

Tax Map #: HO9 227 001A and 1B
Unique ID #: 3003041
Site Size: 3.57± Acres
Lot width: 290'+ (Hopmeadow Street)

Site Zone: SCZ

Street Frontage: Hopmeadow Street - Existing SC-1
Iron Horse Boulevard - Existing SC-4

Existing Conditions

Existing Building: 43,710 +/-sf Main floor Footprint (Ground Level A)
33,021 +/- sf Lower floor (Ground Level B)
76,731 +/- sf Total (Existing Non-conforming)

Existing Parking: 144 Spaces (Existing Non- conforming)
Side Parking area- some striping/loading area

Building Line: 123' from Front Property Line (Existing Non-
conforming)
20' from Iron Horse Boulevard

Existing Parking Setback: Front- 10' (Existing Non-conforming)
Side - 0' (Existing Non-conforming)
Rear - 3' (Existing Non-conforming)

Parking Location: At front of building (Existing Non-conforming)
Side (Existing Non-conforming)
Rear ((Existing Non-conforming)

Existing Green Space: 9.26% (Existing Non-conforming)

Existing Building Height:	32' max
Existing Roof Pitch:	Flat
Ground Story FF Elev change	less than 2' across facade (Hopmeadow Street) 4' +/- across facade (Iron Horse- Existing Non-conforming)
Ground Story Height (Floor to floor)	14' Ground Level B (Iron Horse) 12' Ground Level B interior (Hopmeadow) 17' Ground Level B to roof (Hopmeadow)
Ground Story Transparency	30% Facing Hopmeadow Street less than 10% facing Iron Horse (Existing Non-conforming)
Blank Wall Area	Ground Level B exceeds 40' (Existing Non-conforming)
Front Wall articulation without offset	330' along Hopmeadow Street (Existing Non-conforming)
Street Facing Entrance	Yes - both on Hopmeadow Street and Iron Horse Boulevard
Allowed Public Building Element	Arcade facing on Hopmeadow Street

ZONING REQUIREMENTS (Section 2.3, 3.1 and 4.2 of the Simsbury Center Code)

Site Zone: SCZ - Non-protected district
 Hopmeadow Street side - SC-1
 Iron Horse Boulevard side- SC-4
 Regulating Plan defines additional future streets not part of this application

Permitted Uses	<u>SC-1</u>	<u>SC-4</u>
G = Ground Level	Office (G and U)	Office (G)
U = Upper Level	Medical (G and U)	Medical (G)
	Indoor Rec (G)	
	Personal Service (G and U)	Personal Service (G)
	Restaurant (G and U)	
	Retail (G)	
	Day Care (G)	

Minimum Lot Size: 5000sf 1,500sf

Minimum Lot Width: 50' 20'

Building Setbacks: Unprotected district	Front	0' or 5'	0' or 5'
	Build to Line:	0/15'	0/12'
	Side	0 or 5'	0 or 5'
	Rear	0' or 5'	0 or 5'

Parking Setbacks:	Front	30'
	Side	30'
	Rear	30'

Open/Green Space Required : 15%

Parking Required: 1/300 sf gross floor area
 76,731 sf /300 = 256 spaces total

Building Requirements (Section 2.3.3. and 2.3.4 of the Simsbury Center Code)

Maximum Building Height:	Zone 2 (Hopmeadow Street) 2.5 stories/45' Zone 3 (Iron Horse Boulevard) 3.5 stories/56'	
	SC-1	SC-4
Roof Pitch	Flat or pitched	Flat or pitched
Ground Story FF Elev	0' or 2' across facade	N/A
Ground Story Height (Floor to floor)	9' min/12' max	N/A
Ground Story Transparency	20% min/40% max	N/A
Blank Wall Area	35'	40'
Front Wall articulation without offset	40' max	N/A
Street Facing Entrance	Required	Required
Allowed Public Building Element	Arcade/awning	Arcade/awning

Proposed Development

Proposed Use: Office, Retail, Restaurant, Personal Services, Indoor Recreation

Project Lot Size: 3.57± Acres (No change)

Setbacks Proposed: Maintain Existing Non-conformities- no increase

Building Changes: Facade Improvements for both front facades
Building addition - 300 sf for new drive-in for restaurant use

Existing Non-conformities defined above to remain.

Parking Improvements: Redesign side parking area to define drive-in queue, resolve parking and remove excess pavement

Number of Spaces Proposed: 149 spaces (plus 5 spaces)

Building Coverage: 28%

Proposed Open Space: 12.37% (addition of 3%+/-)

Proposed Building Height: No change