

## Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

**To:** Simsbury Zoning Commission

From: George K. McGregor, AICP, Director

Date: November 20, 2023

**RE:** Application #23-40 of SL Simsbury LLC, Applicant/Owner; Holden Sabato, Agent;

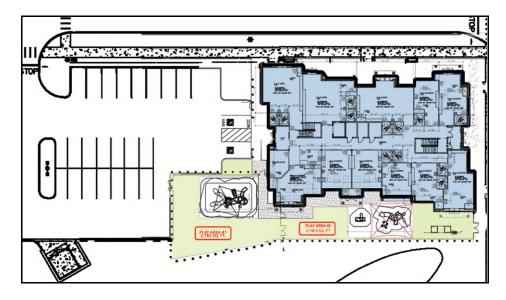
Type 2 application pursuant to the Hartford-Simsbury Form Based Code (HSFBC), to amend the approved site plan to add an outdoor play area and revise parking lot configuration in support of a pre-k/child care facility at 1 Cooper Avenue a.k.a. The Ridge at Talcott Mountain - 250 Hopmeadow Street, (Assessor's Map F17, Block 154,

Lot 009-3-2) Zone HS-FBC.

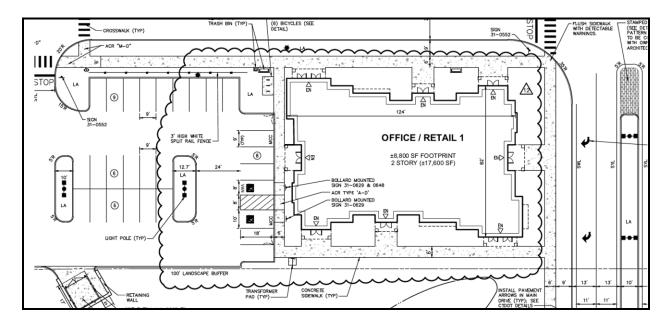
## Background

The Applicant has identified a potential child care use for the +- 17,000 sq.ft., two-story commercial building at the Ridge at Talcott Mountain (north property). This commercial building (on the left when viewed from Hopmeadow St., was most recently approved under ZC 22-12, as a "multi-tenant" commercial building and is currently under construction. The applicant has indicated the use would occupy all of the ground floor and a portion of the second story.

The site plan amendment physically adds a 5,150 sq.ft. outdoor play area on the north and west side of the property (See below). A portion of this play area impacts the access drive through the parking lot. This change constitutes a Type 2 application under the HSFBC, requiring Zoning Commission review with no public hearing.



The original site plan:



As a reminder, below is the conceptual multi-tenant building. There are no changes proposed to the exterior except the inclusion of the play area, play equipment, and decorative fencing. Those details are included in the Applicant's submission.



## Staff Comment and Analysis

Staff and Staff referral agencies have identified no major issues and are supportive of the commercial addition to the Hartford North property. A small portion of the playground area extends into the 100' landscape buffer. We note that just yards away an approved dumpster enclosure does the same. The Application has included playground structure concepts as well as a black, decorative fence surround for the play area. Staff recommends the Applicant slightly reconfigure the area where the parking lot meets the play area: either remove a space or two to allow full two-way access in this area (the drive as shown is only +-9 feet), or reconstitute the planted island, connected to the play area, and restrict full access around the parking lot. The Applicant is working on a response for the 11-20-23 meeting. Draft motions to be provided separately.