

Town of Tolland, Connecticut

Plan of Conservation & Development – Zoning Implementation

POCD Recommendation Review: Technology Campus Zone



July 21, 2020

Prepared by:
Donald J. Poland, PhD, AICP
Managing Director, Urban Planning & Strategy
1137 Main Street
East Hartford, CT 06108
Phone: 860-655-6897
E-mail: dpoland@gomanyork.com
www.gomanyork.com



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

July 21, 2020

Andrew Powell, Chair
Planning & Zoning Commission
21 Tolland Green
Tolland, CT 06084

Re: Technology Campus Zone

Dear Chairman Powell:

As you are aware, the POCD recommended changes to the Technology Campus Zone (TCZ). In summary, the Commission determined that the TCZ has not performed as it was intended, nor has it resulted in the development and uses it was designed to facilitate and accommodate. Therefore, the consensus opinion of the Commission was that the TCZ district should be re-evaluated to be amended to better facilitate and accommodate commercial development. This document, the following pages, present the Commission the material for a facilitated discussion that I will lead at the June 27, 2020 Commission meeting regarding revisions and changes to the TCZ district. This includes a review of the POCD recommendations, a framing of the issues, and a review of uses.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald J. Poland".

Donald J. Poland, PhD, AICP
Planning Consultant



Plan of Conservation and Development

The Plan of C & D recognized the significance of the of the Route 195 corridor in the context of commercial development and overall economic development. For example, the Plan states “the largest, most predominant, and most visible area is the Route 195 corridor from the Tolland Village Area to Baxter Street. This corridor includes the TVA and TCZ along with the highly visible Gateway Design District and a smaller Neighborhood Commercial Zone.” The Plan continues, “[w]ith UConn located seven miles south of Exit 68, the Route 195 corridor is Tolland’s major commercial arterial and has the greatest potential for development” and “Tolland should focus its economic development attention in this area and such attention should include high expectations of quality site design and aesthetically pleasing architectural design and development.” In addition, the Plan further explains, “the area provides substantial areas for economic development. With moderate traffic counts, which should increase over time, the availability of public water and sewer in much of the corridor, and a meaningful concentration of existing commercial development, the Route 195 corridor is the logical and most likely location of future commercial and multi-family development.”

Specific to the TCZ, the Plan states, the “Town should modify / re-adapt its approaches to the TVA and TCZ based on the experiences of the last decade and input during the update of this Plan. Given the need for and market for multi-family housing, the Town should determine if the TCZ might be ripe for mixed uses. For this zone, the Commission could update regulations to allow a flexible Master Plan approach to commercial, industrial, and mixed-use development. Such modification should focus on creating flexibility for development and quality of site design and architecture.”

Framing the TCZ Issues

The following are a series of questions for the Commission to review and consider—to be prepared to discuss at the meeting—regarding the TCZ the need to make changes.

Questions:

- Is what we (Tolland) are doing now (the TCZ district) getting us what we want? What is working? What is not working?
- What problem(s) are we trying to solve with making changes to the TCZ district?
- What are the desired outcomes we seek to achieve by instituting such changes to the TCZ district?
- What are changes (strategies) we can employ to achieve our desired outcomes—to get us (Tolland) what we want?



Review of Uses

During our recent discussions regarding uses in the commercial and industrial zoning districts, there was a general consensus of the Commission that the changes to the TCZ district could go beyond the Plan's statement that "the Town should determine if the TCZ might be ripe for mixed uses" and that the TCZ may be suitable for general commercial uses and development. As part of these discussions, the Commission indicated that the Gateway Design District (GDD) may be a suitable zoning designation for the area. Therefore, the following pages present the modified uses for the GDD and the Commission member input for the TCZ district.

It is my professional opinion that the TCZ district is suitable for general commercial development, like the GDD. In addition, I believe that the TCZ district is also suitable for multi-family and mixed-use development as conceptualized in the POCD. That said, I believe the technology focused uses, as already allowed in the TCZ district are also—remain—suitable. Therefore, I think the Commission should consider all such changes, but should not replicate the GDD in the TCZ area.

As-Is	Unanimous Agreement	Recommend As-of-Right	Recommend Conditional	Discussion Differed	Discussion
-------	---------------------	-----------------------	-----------------------	---------------------	------------

Retail, Personal, & Professional Service Uses	GDD	TCZ
Retail & Personal Service Establishment (excluding drive-through service)	P	SP
Financial Institution	P	SP(3-P)
Drive-Thru Service – Pharmacy & Financial Institutions (Section 16-7)	P	---(3-SP)
Child & Adult Day-Care Centers, or Group Day-Care Homes.	P	---(2-P)(1-SP)
Veterinary Hospital (without outdoor animals)	P	---(3-P)
Veterinary Hospital, Commercial Kennels, & Commercial Stables (5-acre min.)	---	---(1-P)(2-SP)
Laundromat (public sewer required)	P	P
Car Wash (public sewer required)	SP	---
Self-Storage Facility	---	---(1-P)(2-SP)
Roadside stand, regional.	P	---(3-P)
Funeral Home	SP	(2-SP)(1-P)
Adult-Oriented Establishment	SP	---



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

Hospitality Uses	GDD	TCZ
Restaurant (without liquor sales)	P	SP(3-P)
Restaurant (with liquor sales)	P	---(1-SP)(3-P)
Drive-Thru Service – Fast & Fast-Casual (Section 16-7).	SP	---(1-P)(2-SP)
Outdoor Dining	SP(4-P)	---(2-SP) (1-P)
Restaurant – Brewpub	P	---(2-P)(1-SP)
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP(1-x) (3-P)	---(2-SP) (1-P)
Brewery, Distillery, or Winery	---(2-P)(1-SP)	---
Hotel (internal access guest rooms)	SP	SP
Bed & Breakfast Establishment	SP(3-P)	---
Retail Food Service Establishment	---(4-P)	---(2-P)(1-SP)
Catering Facilities – Where?	(3-P) (1-SP)	(3-P)(2-SP)
Banquet Facilities - Where?	(3-P)(2-SP)	(3-P)
Commercial/Shared Kitchen – Where?	(3-P) (1-SP)	(2-P) (1-SP)
Food Trucks – Where? 11	(3-P) (1-SP)	(3-P)(2-SP)

Commercial Office Uses	GDD	TCZ
Office (Professional & General)	P	P
Office (Medical)	SP	SP

Commercial Laboratory & R&D Uses	GDD	TCZ
Medical, Dental, & Optical Laboratory	---	P
Laboratory (Research, Experimental, & Development)	---	P
Technology or Computer-Based Facilities (Data Processing Center)	---	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---	SP
Educational, Scientific, & Research Activity	---	P
Training and/or Conference Center	SP	SP
Licensed Medical Marijuana – Dispensary	---	---
Licensed Medical Marijuana Production Facility (Sec. 16-14)	---	SP

Residential & Mixed-Use Developments	GDD	TCZ
Mixed Use – Residential 25% or Less GFA	P	SP
Mixed Use – Residential 26% - 50% Less GFA	P	---
Mixed Use – Residential Over 50% Gross Floor Area	SP	---
Multi-Family Residential (Section 13.2.b)	SP	---



Institutional, Public, & Recreational Uses	GDD	TCZ
Cultural Institution, Art or Music Center, & Museum	P	---
Public & General Assembly - Where?	SP	
Places of Worship & Religious Institution	P	P
Utilities – Public/Private: Structures, Substation, or Office	SP	SP
School – Private	---	---(2-P) (1-SP)
Hospital, Nursing or Convalescent Facility	---	---
Assisted Living Facility	SP	---
Club	---	---
Commercial Recreation Facilities	SP	---

Automotive Uses	GDD	TCZ
Motor Vehicle Sales (licensed by State)	SP	---
Trailer & Recreational Vehicles Sales	---	---
Motor Vehicle Repair (licensed by State)	P - 3	---
Gasoline Service Station & Convenience Store (Section 16-3)	SP	---
Parking Facilities (public/private parking serving off-premise uses)	---	---

Agriculture & Natural Resources	GDD	TCZ
Agriculture, Nurseries, Forestry, Forest Management	P	P
Excavation and/or Removal of Earth Products; Filling Operations (Section 16-2).	SP	---
Excavation – Pre-Development Site Grading	SP	SP
Solar Array – Ground Mounted as a principal use	---	---

Industrial & Manufacturing Uses	GDD	TCZ
Manufacturing	---	---
Wholesaling, Warehousing, or Storage	---	---
Distribution Center	---	---
Transportation Facility	---	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---
Heavy Equipment – Repair or Restoration	---	---
Building Supply – Contractors	---	---
Building Supply – Public Wholesale	---	---
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---