

Item # _____
Date: _____

RESOLUTION

Presented by _____,
Brian Daniels, upon request

WHEREAS, the Plan of Conservation and Development (POCD) calls for the City to increase the non-residential tax base by various means including through development of mixed commercial and residential developments, including ground floor retail and high-quality residential units on the upper levels, in the downtown area and as well as an enhanced multi-modal transportation facility; and

WHEREAS, the Plan of Conservation and Development (POCD) specifically studied potential development and redevelopment of the Downtown District (as defined in the POCD), and designated the future land use of the area as the governmental and cultural center of the City as well as a transit-oriented area, centered around the redeveloped Hub site and the enhanced multi-modal transportation facility at the current railroad station, to include mixed uses such as ground floor retail, upper floor residential units and office space; and

WHEREAS, the City's Planning Director and staff reviewed the Zoning text and found that no existing Zoning District currently exclusively promotes transit-oriented development; and

WHEREAS, the City's Planning Commission and staff have created new proposed text for a Zoning District to provide for the uses and development criteria within the Downtown District; and

WHEREAS, the new proposed Transit Oriented Development District includes special design provisions to promote interesting, quality architectural design as well as linkages to surrounding neighborhoods, enhancement of the physical environment of the Downtown District and preservation of historically significant assets while allowing their effective re-use; and

WHEREAS, the new proposed Transit Oriented Development District presents a development alternative that should be especially desirable to the City fiscally, as well as desirable to property developers and consumers;

NOW THEREFORE, BE IT RESOLVED THAT:

The Meriden City Council, acting in its capacity as zoning authority, hereby renumbers existing section 213-27J to new Section 213-64.1 entitled Function of Design Review Board, deletes from the Zoning text the remainder of Section 213-27 "Central Commercial Design District" and replaces it with Section 213-27 "Transit Oriented Development District," and replaces the text of Section 213-28F(3)(d) with the following: "Outdoor dining area per standards and procedures of §213-23C(4)." The proposed new Section 213-27 is attached.