

September 19, 2024

Town of Manchester  
Planning and Zoning  
41 Center Street  
Manchester, CT 06045

Re: Zoning Regulation Request for Text Amendment  
Form Base Zone

To whom it may concern,

On behalf of APR Manchester LLC, we are submitting this request for text amendments to the Town of Manchester Zoning Regulations. Text amendments to the Form Based Zone will allow APR Manchester LLC to move forward with a Site Plan Application for the property located at 300 Broad Street.

The proposed text amendments to the Town of Manchester Zoning Regulations include:

1. Section 26.01.02 FBZ Regulation Plan:

Replace “Map 26.01 – Form-Based Zone Regulation Plan; Revised 30-April-2020” with “Map 23.01 – Form-Based Zone Regulation Plan’ Revised 16-August-2024” (enclosed).

2. Section 26.02.02 Street and Thoroughfare Types:

Table 26.01 – Thoroughfare Types...Park Side Road (PSR) – Revise description to as follows:

A long and gently meandering thoroughfare running parallel to the Bigelow Brook linear park. This thoroughfare-type should be designed for slow speeds with two travel lanes, on-street parking, and significant tree plantings. ~~creating a transitional area between residential frontage on the north side of the parkway and open space on the south.~~

3. Section 26.03.03 Table of Site and Building Dimensional Standards

Table 26.03 – Building Lot Dimensional Standards – Revise the Maximum building height for Multiple Residence Building Lot (MRBL) from 52’ to 65’.

4. Section 26.05.03 General Building Development Standards

Add “The maximum building height in the remaining portion of the Frontage Zone shall not exceed 4 stories and 65’ for multi-family residential structures” after the first sentence of Section 26.05.03.1.2.

In addition, revise Figure 26.7 – Building Height and Stepback Requirements. Revise the following text in the figure: “3 story maximum height within 40’ frontage zone” to read “3 story maximum height within 40’ frontage zone for non-residential or mixed-use structures and 4 story maximum within 40’ frontage zone for multi-family residential structures”.

5. Section 26.05.03 General Building Development Standards

In the last sentence of subsection *K. Roof Pitch*, replace “6” with “4”. The revised section will read as follows:

*“Flat roofs shall not be permitted for one story buildings unless the front elevation is at least 18 feet in height. Flat roofs combined with roof top amenities (green roofs and gardens, stormwater capture systems, outdoor accessory uses, etc.) are encouraged for buildings greater than two stories. Pitch roofs shall have a 4 over 12-inch pitch or greater.”*

6. Section 26.05.03 General Building Development Standards

Add “on a public street” to the end of the first sentence in subsection “N. Residential Floor Heights”. The revised section will read as follows:

*“Residential buildings must have their first habitable floor raised at least 2 ½ feet above the adjacent sidewalk on a public street. If the first floor is more than 5 feet above the adjacent sidewalk, the space below the first-floor counts as the ground (first) story.”*

Thank you for considering this request for text amendments to the Form Based Zone regulations. If you have any questions or need additional information, please contact me by phone at (860) 783-4767 or by email at [Ron.Bomengen@fando.com](mailto:Ron.Bomengen@fando.com).

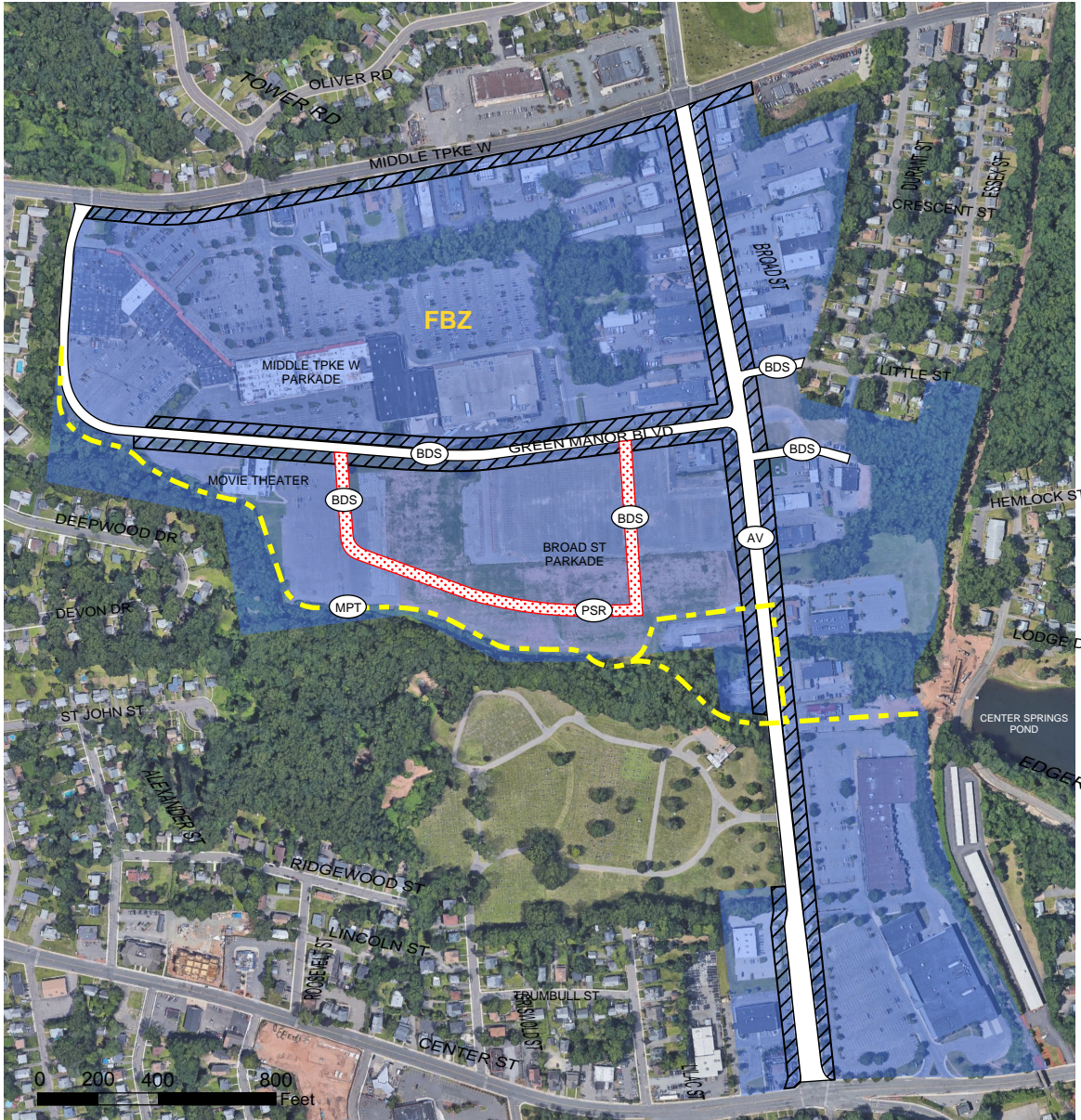
Sincerely,



Ron Bomengen, PE, LEED AP  
Vice President | Department manager

# FORM-BASED ZONE (FBZ) REGULATING PLAN

## FRONTAGE ZONES AND THOROUGHFARE HIERARCHY



### Legend

#### ZONING DISTRICT

- FBZ
- 40' Frontage Zone

#### THOROUGHFARE

- Existing Roadway
- Future Roadway
- Multi-purpose Trail

#### Primary Streets and Trails

- AV Avenue
- PSR Park Side Road
- BDS Business District Street
- MPT Multi-purpose Trail

