

Agenda

The City of Bridgeport
Planning & Zoning Commission
Tuesday, May 31, 2022 at 6:30pm
In the City Hall Council Chambers
45 Lyon Terrace, Bridgeport CT

The City of Bridgeport Planning & Zoning Commission will hold a public hearing relative to the following:

CONTINUED BUSINESS

C-1 (22-07) 436-500 North Ave. – Petition of JEM 500 North, LLC – Seeking to modify the primary street wall percentage required under sec. 3.10 to permit the construction of an eat-in/take-out fast food restaurant with a drive-thru facility in the MX2 zone. **WITHDRAWN on 05/25/22**

C-2 (22-02) 3115, 3129, 3135 Fairfield Ave., 704 Courtland Ave, 30 Clarkson St. – Petition of 3115 Fairfield Avenue, LLC – Seeking a site plan review, and a coastal site plan review to permit the construction of a 4-story mixed use building containing 44-residential units and one 1st floor retail unit with 53 on-site parking spaces in the OR & R-B zones and coastal area.

C-3 (22-03) 543-545, 547, 549, 557 Ellsworth St. – Petition of 547 Ellsworth NavCapMan, LLC – Seeking a coastal site plan review and a site plan review to permit the construction of a 6-story, 123-unit apartment building with 135 on-site parking spaces in the R-CC zone and coastal area.

C-4 (22-14) 141 North Ave., 196, 218, 226, 234 Island Brook Ave. – Petition of 141 N Ave, LLC – Seeking a Certificate of Location Approval to establish a cannabis cultivation and production facility in the two (2) existing warehouse buildings in the CX and Industrial zone.

C-5 (22-16) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend Sec. 4.40.12 of the Zoning regulations relating to cannabis sales and growing, as well as Sec. 11.120 regarding the Certificates of Location Approval for various zones throughout the City of Bridgeport.

DEFERRED BUSINESS

D-1 (22-05) 238 Jewett Ave. – Petition of The Bridgeport Roman Catholic Diocesan Corporation – Seeking a special permit and a site plan review to permit the establishment of a 2-year Associates Degree program by Fairfield University in a portion of the existing Diocese headquarters building in the R-A zone. **WITHDRAWN on 05/24/22**

NEW BUSINESS

(22-17) 205 Broad St. (aka 68 University Ave.) – Petition of City of Bridgeport – Seeking a special permit, site plan review and coastal site plan review to permit the construction of a 4-story educational facility with an attached gymnasium and auditorium in the MU-EM zone and coastal area.

(22-18) 299 Wordin Ave. (aka 1087 Railroad Ave.) – Petition of Public Storage – Seeking a special permit, site plan review, and coastal site plan review to permit the construction of a 3-story self-storage facility in the CX zone.

(22-19) 1234 Huntington Tpke. – Petition of Saurabh Shah – Seeking a certificate of location approval for the issuance of a package store liquor permit in the existing commercial building in the MX2 zone.

(22-21) Allen St. (Block 507 Lot 14) – Petition of Outdoor Media, Inc – Seeking a special permit and site plan review to permit the installation of a 100-foot high outdoor advertising sign, having two 900-sq.ft. electronic message-display-faces in the DX2 zone.

(end of public hearing)

OTHER BUSINESS

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

APPROVAL OF MINUTES

ADJOURNMENT

The applications & plans for all the above described matters are on file in the Zoning Department, Room 210, 45 Lyon Terrace and may be inspected between the business hours of 9am – 4pm Monday thru Friday.

PLANNING & ZONING COMMISSION
CITY OF BRIDGEPORT
MELVILLE T. RILEY, JR., ACTING CHAIRMAN