

AGENDA

City of Bridgeport
Planning & Zoning Commission
Monday, October 26, 2015 at 6:45pm
In the City Hall Common Council Chambers

A public hearing of the Planning & Zoning Commission of the City of Bridgeport, CT will be held in the City Hall on 45 Lyon Terrace, Bridgeport, relative to the following:

NEW BUSINESS

(15-67) 3 Armstrong Pl. – Petition of Pedro Quintero – Seeking a site plan review and a coastal site plan review to construct a 20' x 30' one-story building for industrial service use in an MU-LI zone and coastal area.

CITY BUSINESS

(15-68) Amendment and 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the West End Municipal Development Plan and also requesting under Sec. 8-24 of the CT General Statute a favorable recommendation for the *disposition* of 1565 Railroad Ave. and the *acquisition & disposition* of 1535 Railroad Ave.

(15-48) Text Amendment – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking to establish a Commercial Village Overlay District (CVOD) on a portion of Fairfield Avenue in an OR zone.

(15-49) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Requesting the adoption of the NCVD overlay zone on the Fairfield Avenue corridor bounded by the Fairfield town line to the west and Martin Terrace to the east.

(15-50A) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from I-L to R-CC to permit mix use and high density development near the transit hub along Canfield Ave bounded by King Street to the east and Bennett Street to the west.

(15-50B) Text Amendment – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking to establish a new Article 5, Section 5-5 Residential, R-CC zone to allow densities higher than the R-C in relative proximity to transit hubs, employment centers and along transit corridors; to encourage and support transit usage; to aid sustainability and to establish pedestrian friendly, walkable neighborhoods.

(15-50C) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-CC to permit mix use and high density development near the transit hub on the north side of Canfield Avenue between Brewster St. & King St. The subject property is located at 306 Canfield Avenue and further bounded and described as follows: North by Ash Creek 733'; East by King Street 356'; South by Canfield Avenue 736'; West by Brewster Street 309'.

(15-50D) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Brewster St. & Alfred St. The subject property is located at 872 Brewster St. and further bounded and described as follows: North by Canfield Avenue 236'; East by Alfred Street 175'; South by land of Sullivan and Alfred Street, in all, 125'; West by land of Barnum and Meyers 50'; South by land of Barnum and Meyers and Brewster Street, in all, 115'; West by Brewster Street 125'.

(15-50E) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Alfred St. & Princeton St. The subject property is located at 218 Alfred St. and further bounded and described as follows: North by Canfield Avenue 250'; East by Princeton Street 75'; South by Princeton Street, land of Kapsanis, land of Donohue and Alfred Street, in all, 250'; West by Alfred Street 75'.

(15-50F) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from OR-R to R-C to permit high density residential development on the south side of Canfield Avenue between Princeton St. & King St. The subject property is located at 200 Princeton St. and further bounded and described as follows: North by Canfield Avenue 250'; East by King Street 75'; South by King Street, land of Ventricelli, land of Wargo and Princeton Street, in all, 250'; West by Princeton Street 75'.

(15-51) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking zone and map change from R-C and OR-R to R-CC to permit high density development in transit corridors along Ellsworth St – south of Canfield Ave, Orland St. properties abutting Whittier St., Orland St., Bryant St., Wakeman St. and Belmont Ave.

(15-52) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from I-L to R-B to encourage the construction of one and two family dwellings along Bennett St. – east of Fox St. and west adjacent to Bennett St, Canfield Ave., adjacent to and north of Canfield Ave. – from Davidson St. to Fox St. to the east, including parcels to the south of Canfield Ave. and adjacent to and east of Fox St.

(15-53) Zone/Map Change – Petition of the City of Bridgeport Planning & Zoning Commission – Seeking a zone and map change from R-C to R-BB to encourage the development of one, two and three family dwellings along Hemlock St. – south of the Fairfield town line abutting Hemlock St. and Canfield Ave.; Hansen Ave. – property parcels abutting Davis Ave., Hansen Ave., and Canfield Ave. – between Scoffield Ave. and Ellsworth St.

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 -12pm and 1-5pm **(Closed 12-1pm)** Monday thru Friday.

CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
Mel T. Riley – Acting Chairperson