

Case Studies and Q&A on Specific Project Review – Collett Woods Phase III Townhouse Project

The Town of Farmington Comprehensive Plan – 2011 Edition - Future Land Use Plan Map identified the area located south and west of Collett Road and State Route 332 for LI Limited Industrial types of land use. However, the narrative, in Chapter 4 of the adopted Plan, envisioned additional Multi-family residential development in this area. In this instance, the written land use narrative was felt by the planning board to be more consistent with the pattern of existing development along the west side of State Route 332 than the intended LI Limited Industrial land use designation which was hoped would mirror the pattern of development occurring along the east side of State Route 332.

In 2015, the developer of Collett Woods Townhouse Projects had just completed a major upgrade to Phase I of the existing townhouse project; and was completing a new Phase II. The developer approached the Town with a request to rezone the land from RB Restricted Business to RMF Residential Multiple-Family to permit the construction of approximately 98 townhouse dwelling units, both single-story and two-story dwellings, to be known as Phase III.

The Town Board received the request to amend the Town's Official Zoning Map and as part of any rezoning, map amendment, process, referred the application to the Town Planning Board for a report and recommendation.

The Town Planning Board rendered a three page report on the issues associated with the proposed rezoning, including the following: (see attached report).

1. There was a discrepancy between the future land use map recommendations and the written narrative in the Plan Document. The Planning Board recommended following the written narrative.
2. The planning board felt that it made more sense to not wait for an application to develop the site as one of the many permitted or special permitted uses allowed finding a project that could be allowed would have difficulty meeting the setbacks and density issues in the code. Furthermore, such uses would want direct access to State Route 332 and to Collett Road in an area that had the potential to become congested with peak hour traffic movements. Finally, the Planning Board knew that they had a developer who was interested in the community and that had provided amenities consistent with the Town's expressed desires, while some other developer might not be as agreeable.

3. The results of working with the developer:

- No access points to State Route 332 between West Collett Road and West Corporate Drive.
- No access points to West Collett Road near or within the intersection of this road.
- Approximately 3 acres of land located south of the federal freshwater wetland area would have been difficult to develop as LI Limited Industrial types of uses, but has provided a nice setting for single-family townhouse dwellings (see photo).
- Sidewalks have been added along West Corporate Drive, between State Route 332 and Collett Road. Where at West Collett Road the sidewalks continue westerly around the corner towards State Route 96.
- A dog park has been added to the site. This was something the planning board did not ask for but does appreciate.
- The developer installed a stub street connection to the property to the south thereby establishing a link for future extension of access roads into the property.
- The developer removed existing vegetation along the east side of West Corporate Drive and replaced it with a mixture of evergreens and deciduous trees.
- Landscaping installed along the Route 332 frontage consistent with the landscaping standards for the Route 332 Corridor adopted by the planning board.
- A Park and Recreation Fee of \$1,500.00 per dwelling unit paid to the Town for park and recreational purposes. \$147,000.00 total payment.