

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

May 8, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: **SP # 509 – I-Park Norwalk II, LLC – One Cannondale Way– 120 room hotel**

Applicant: I-Park Norwalk II, LLC, 485 West Putnam Ave, Greenwich, CT

Owner: Same as above

Property Location: One Cannondale Way, Tax Map 83, Lot 26; Zone: DE-5, 29.0142 Acres total, 18.33 acres in Norwalk, 10.67 acres in Wilton

BACKGROUND:

- The property is developed with over 370,000 SF of multiple uses: 250,000 SF of office space, 61,000 sf of warehouse space and a 60,000 SF membership gym.
- Parcel contains on grade parking to serve the uses on the property.
- A parking garage on the Wilton side in under construction.
- The Norwalk River is on the east side of the property and the railroad on the west side.
- The parcel is served by public sanitary sewer and public water.
- Site is level two accesses in and out: a signalized intersection in Norwalk opposite West Rocks Road and a stop sign controlled access at Kent Road.
- In June of 2021, Norwalk approved a 132-unit residential project at the southern end of the property, 3 floors over one level of on grade parking. No construction to date.
- In 2016, the Wilton P&Z approved revisions to allow a hotel in the DE-5 zone.

STATUS:

Traffic – A traffic study revised to 2021 was provided, done at the time the proposed residential development on the Norwalk side was in for approvals. The report included this 120 room hotel.

Parking: Staff is awaiting a breakdown of the parking calculations, as the proposed number is basically the same as the provided number. Need to verify that the parking calculations shown are correct and that there is not a shortfall. The garage is an integral part of the parking and is required to satisfy the requirements for the residential and the hotel.

Police Department – The Department has been given the traffic report for review

Fire Marshall – The Fire Marshall and the Chief have reviewed the plans and have some requirements that need to be met including access to the building and location of the sprinkler connection

Department of Public Works / WPCA - After review, DPW gave preliminary comments: that it will need to review the traffic report and that WPCA will need to approve the proposal. This project is unique in that the sewer here goes directly into the Norwalk system, without going through a meter, as does the rest of sewer going to Norwalk.

Inland Wetlands – No inland wetland resources are on the site, therefore no comments.

Conservation Commission: The Commission was appreciative of the applicants revisions to the landscaping plan, adding additional plants including pollinator plants

Architectural Review Board – The Board unanimously endorsed the project after a revised of revised plans