

APPLICATION TO AMEND THE ZONING REGULATIONS
(Sec Article XIII of the Zoning Regulations)

File # 1246-13
Date 5-15-13

1. APPLICANT Storrs Center Alliance LLC
(Please PRINT)
Street Address P.O. Box 878, 233 Route 17
Town Tuxedo Park, NY

Howard K. ...
(Signature)

Telephone 845-351-2900
Zip Code 10987

2. AGENT who may be contacted directly regarding this application:

Thomas P. Cody
Name (please PRINT)

Robinson & Cole LLP
Address
280 Trumbull Street, Hartford, CT 06103
Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:
(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)

This amendment would create a new Article Ten, Section S.4.a(xxvii)

4. Exact wording of proposed amendment(s) – use separate sheet if necessary:

See attached.

5. Statement of Justification addressing approval considerations of Article XIII, Section C and
(1) substantiating the proposal's compatibility with Mansfield's Plan of Development;
(2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);
(3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

(use separate sheet if necessary)
See attached.

6. The following have been submitted as part of this application:

 X Application fee

 X Reports or other information supporting the proposed amendment (list or explain):

1. Memorandum by Desman Associates dated January 29, 2013 entitled

"Storrs Center, Proposed Inclusion of Hotel, Analysis of Potential Impacts to Master Parking Study"

2. Memorandum by BL Companies dated May 14, 2013, entitled "Storrs Center, Trip Generation Comparison, Hotel versus Residential Use, Storrs Center Special Design District"

(end of applicant's section)

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(for office use only)

Date application was received by PZC: _____ Fee submitted _____

Date of Public Hearing _____ Date of PZC action _____

Action: Approved _____ Effective _____

Denied _____

Comments:

Chairman, Mansfield Planning & Zoning Commission

Date