

ZONING PERMIT APPLICATION
STORRS CENTER BUILDING VS-11

EDUCATIONAL PLAYCARE
September 27, 2013

Statement of Use

- i. Summary of land uses, dwelling units, square footage, dimensional requirements and statement of consistency:
 - a. Land Uses: Child Day Care
 - b. Dwelling Units: N/A
 - c. Square Footages: 20,439 Sq. Ft. (3 Levels)
 - d. The facility is consistent with the vision for the Village Street areas of the development. The project is located to the southeast of the intersection of Village Street and a future connection to the residential component of the Storrs Center project. The site location is also known as VS-11 and will consist of the following improvements:
 - i. One child care building known as VS-11.
 - ii. Minor landscaping as shown on plan sheet L100.
 - iii. Other miscellaneous site improvements such as sidewalks and hardscape, retaining walls, fencing, and play area surfacing as shown on plan sheet C300.
- ii. Statement of intent regarding ownership:
 - a. The .45 acre piece of property, which is a portion of a larger property identified by the Town of Mansfield Assessor as Map 16, Block 41, Lot 13 will be owned by Storrs Center Alliance and leased to Educational Playcare.
- iii. Plan sheets have been included and depict applicable information required by Article V, Sections A.3.d, A.3.e and A.3.f of the regulations.
 - a. The facility is within the SC-SDD
 - b. Proposed roadways are shown on the plans but will be provided by others.
 - c. No part of the project is planned to be dedicated to the Town.
 - d. On street parking and short term parking are shown on the plans but will be provided by others. Parking is consistent with 2.43/1,000 sq. ft. as shown on the chart on page 6 of the Master Parking Study.
 - e. Building elevations are shown in each set of plans.

- f. Interior floor plans are shown in each set of plans.
- iv. Plan for Managing Construction Activity and Traffic
 - a. Construction traffic will be required to reach the project area via Charles Smith Way to Wilbur Cross Way. The General Contractor will be responsible for coordination of construction traffic. To minimize impacts on local neighborhoods, no construction deliveries, loading, site grading or other construction related activity shall take place before the hour of 7:00am Monday through Friday. It is anticipated that no construction activities will take place on weekends or holidays. The General Contractor shall be responsible for coordination of parking during construction activities.
- v. Water and Sewer Service
 - a. Public water and sewer service will be provided by the Storrs Center project.
- vi. Statement of Consistency with Storrs Center Special Design District
 - a. The applicant believes that this application is consistent with all of the required elements of the Storrs Center Special Design District, including the following approved elements of the Storrs Center Special Design District:
 - i. Storrs Center Preliminary Master Plan
 - ii. Storrs Center Master Parking Study
 - 1. Day Care is included within the Community Shopping category of the Study.
 - iii. Storrs Center Master Traffic Study
 - iv. Storrs Center Master Stormwater Drainage Study
 - v. Storrs Center Design Guidelines