

2440

# RESERVOIR AVENUE

TRUMBULL, CT



# PROPERTY INTRODUCTION



Convenient Location

25

<1 mile

15

1.5 miles

**2440 Reservoir Avenue** is an owner-occupied well maintained office building with 18,458 square feet equally divided on two floors, with a passenger elevator that services the building. The tree lined corner lot is approximately 1.9 acres. In addition, the property has a commercial maintenance building consisting of 3,133 square feet on two floors. The first floor has 12' clear height and ½ bathroom. The second floor is utilized as storage space.

The property provides an excellent parking ratio of 5.26 spaces per 1,000 SF, including six handicapped spaces.

The LI-2 zoning allows a wide range of uses, including but not limited to professional office (includes medical and dental office or clinics), and manufacturing and packaging operations. Special permits expand allowed uses to including storage (includes self-storage), day care facilities, and educational facilities.

PRICE REDUCED

**Asking Price \$1,550,000.**

# OFFERING DATA

## PROPERTY INFORMATION

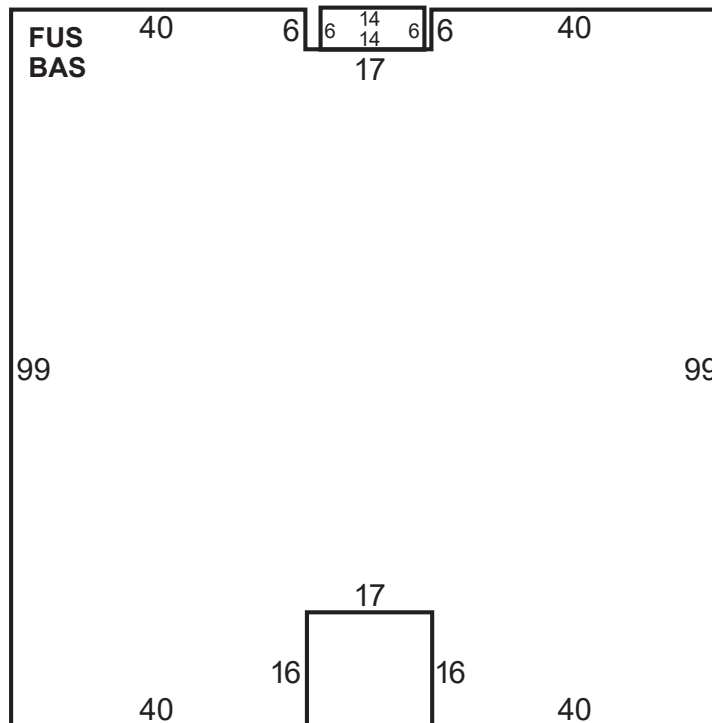
|                               |   |
|-------------------------------|---|
| <b>Location</b>               | 2440 Reservoir Avenue<br>Trumbull, CT 06611   |
| <b>Owner</b>                  | Kennedy Collective Inc.   |
| <b>Year Built</b>             | 1985  |
| <b>Building Size</b>          | 18,458 SF on 2 floors   |
| <b>Lot Size</b>               | 1.88 Acres  |
| <b>Zone</b>                   | I-L2  |
| <b>Current Use</b>            | Office building   |
| <b># of Floors</b>            | 2   |
| <b>Passenger Elevator</b>     | 1   |
| <b>Heating Fuel</b>           | Gas   |
| <b>Sprinkler System</b>       | Full  |
| <b>City Water &amp; Sewer</b> | Yes   |
| <b>Back Up Generator</b>      | 100 KW<br>Backs up entire building  |
| <b>Parking</b>                | 97 Spaces, includes<br>5 handicapped space +<br>1 van-accessible<br>handicapped space<br>Ratio of 5.26/1,000 SF |

## COMMERCIAL MAINTENANCE BUILDING

|                      |  |
|----------------------|--|
| <b>Building Size</b> | 3,133 SF on 2 floors                           |
| <b>1st Floor</b>     | 12' Clear height<br>2 Drive-in doors<br>½ Bath |
| <b>2nd Floor</b>     | Storage only                                   |

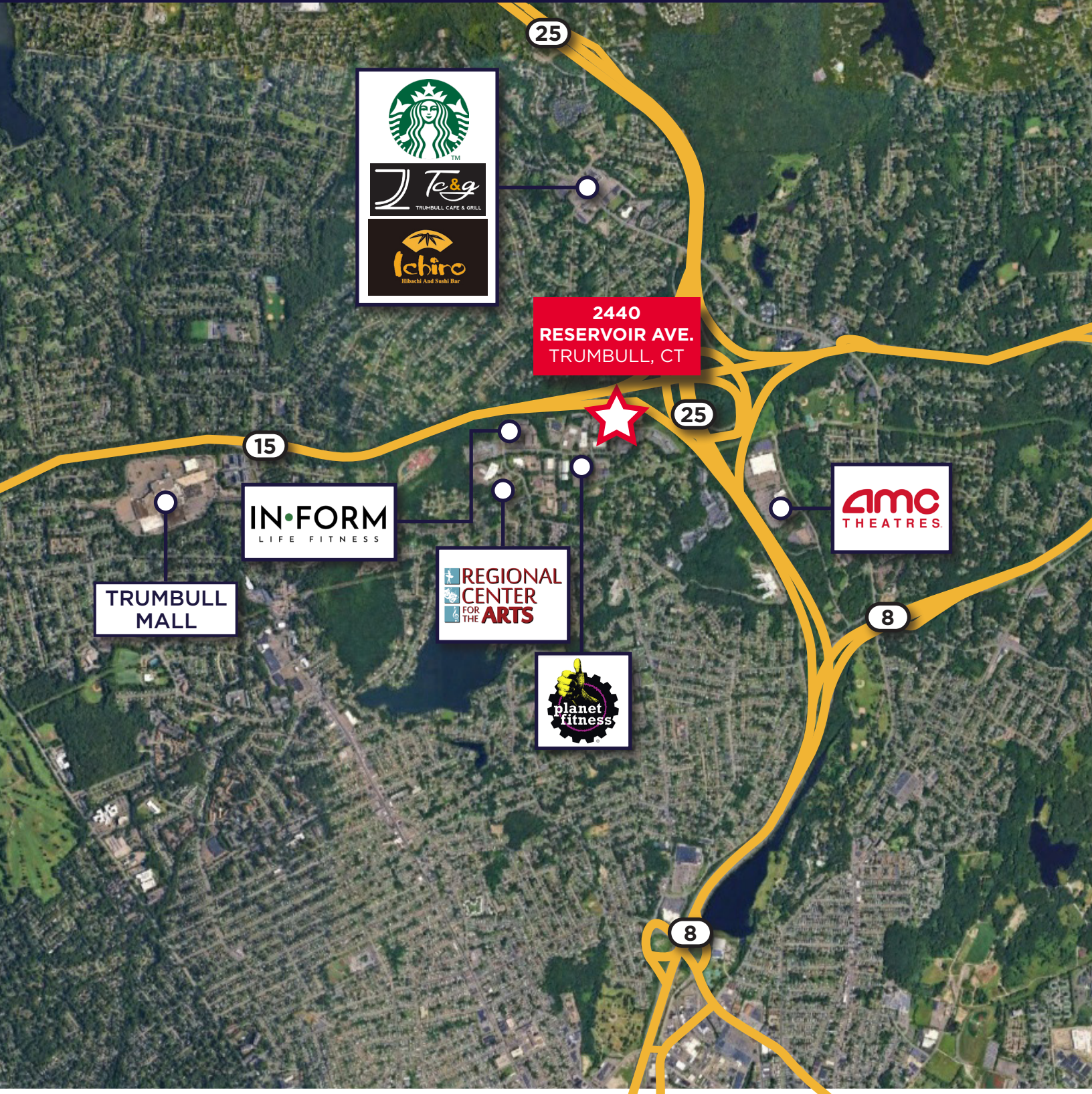


# BUILDING LAYOUT

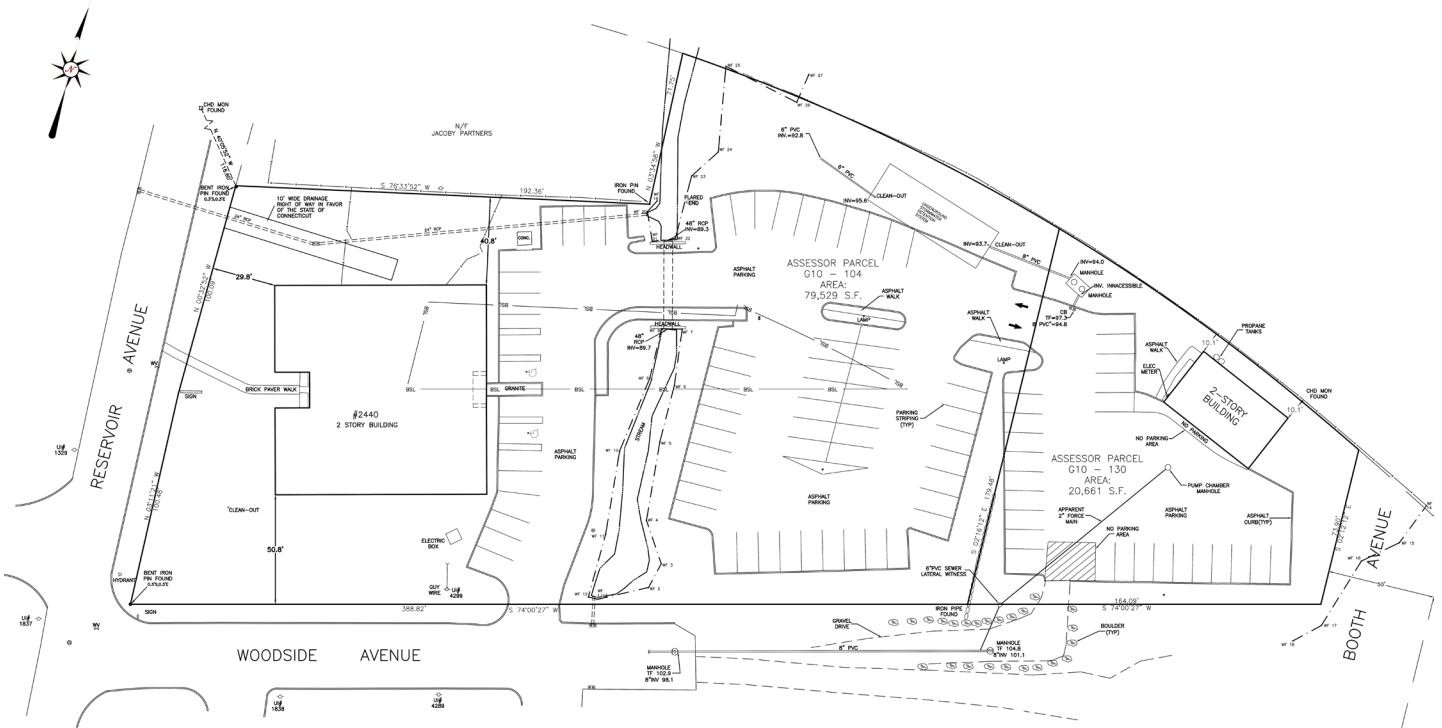


| BUILDING AREA (SF)   |                  |
|----------------------|------------------|
| DESCRIPTION          |                  |
| First Floor          | 9,229 SF         |
| Finished Upper Story | 9,229 SF         |
|                      | <b>18,458 SF</b> |

# LOCATION MAP



# SITE PLAN



**2440 Reservoir Avenue  
Trumbull, CT**



# ZONING INFORMATION

## ARTICLE II

### SECTION 4: INDUSTRIAL ZONES

#### **4.1. Industrial Zone I-L (Light Industry - 5 acres), Industrial Zone I-L2 (Light Industry - 2 acres), and Industrial Zone I-L3 (Light Industry - 3 acres)**

##### **4.1.1 Permitted Principal Uses:**

Within the Industrial Zone I-L (Light Industry - 5 acres), Industrial Zone I-L2 (Light Industry- 2 acres), and Industrial Zone I-L3 (Light Industry - 3 acres), no building or Structure shall be erected, altered, occupied or used, arranged or designed to be used for other than one or more of the following specified uses and only upon the issuance of Site Plan approval by the Commission in accordance with requirements for site plans in Article XV, Section 2.2 of these Regulations:

1. Business or professional office, including medical and dental office or clinics;
2. Manufacturing, fabrication, processing and packaging operations conducted entirely within an enclosed building;
3. Bank and financial service;
4. Full Service Restaurant, including outdoor dining;
5. Photographic or fine art studios or other similar establishments;
6. Printing and publishing or other similar establishments.

##### **4.1.2 Permitted Accessory Uses**

The following uses are permitted upon the issuance of a Certificate of Zoning Compliance in accordance with Article V of these Regulations:

- a. Accessory Uses for Principal Uses which are in compliance with the plans and conditions of approval for a Use which has received a Special Permit or Site Plan approval in accordance with these Regulations.
- b. Take-out food service as an accessory to a Full Service Restaurant.
- c. Retail Pharmacy located within a building that contains medical offices at the time of filing of such certificate of zoning compliance. Such Retail Pharmacy shall not exceed 2,000 square feet in size and shall not occupy more than ten percent (10%) of the building in which it is located. Access to such Retail Pharmacy shall only come from within said building. No drive-thru window shall be permitted in association with the Retail Pharmacy.

##### **4.1.3 Special Exception Uses**

The following Uses are allowed only upon the issuance of a Special Exception in accordance with Article XV of these Regulations:

None.

##### **4.1.4 Special Permit Uses**

Permission to use property in the I-L, I-L2 and/or I-L3 Zone shall be obtained by means of Special Permits granted by the Planning and Zoning Commission in accordance with Article XV of these Regulations for the following uses:

- Accessory Storage
- Brewery/Distillery, Brew Pub and Brew Pub/Restaurant

- Catering/Banquet Halls
- Day Care Facilities
- Dog Day Care
- Private Occupational School
- Recreational Facilities including limited accessory retail operations accessed from interior
- Regional Educational Service Center as defined in CT General Statutes, Section 10-66a, et al providing regional educational services to elementary and high school students
- Research Laboratories
- Storage, including self-storage
- Veterinary Hospitals
- Warehousing

##### **4.1.5 Bulk (Building Standards)**

- a. No parcel of land shall be used for industrial purposes unless it shall consist of at least five (5) acres in the I-L Zone, two (2) acres in the I-L2 Zone and three (3) acres in the I-L3 Zone.
- b. Maximum Building Coverage shall not exceed 40% of parcel area.
- c. Total Lot Coverage shall not exceed 80%.
- d. No building shall be located less than 50 feet from a residential zone boundary, nor less than 25 feet from any other property line.
- e. Except as provided in Section 4.1.8, no building shall exceed forty (40') feet in height as measured from the floor level of the first story. Vents, skylights, elevator enclosures and other mechanical rooftops apparatus shall not exceed 30% of roof area and shall not extend more than 15 feet above the roof.
- f. Security or reception buildings may be located no less than ten (10) feet from the street line and shall not exceed 15 feet in height.

##### **4.1.6 Provisions for Vehicles**

Parking. Any use within an industrial zone shall provide sufficient parking which reasonably accommodates the nature and purpose of the use proposed. The Commission shall consider the parking generation rates published by the Institute of Traffic Engineers. Parking shall be in accordance with Article IV of these Regulations.

##### **4.1.7 Signs**

- a. Directional Signs. Directional signs may be located at the access driveways for sites, outside of any public road right-of-way and may contain only words such as, "entrance", "exit", "do not enter", arrows, and other similar words or symbols of guidance for motorists. Such signs shall not exceed two (2) square feet in area, and there shall be no more than one (1) such sign per driveway;
- b. Signs mounted on buildings shall not project above roof level;
- c. A Ground Sign at least 20 feet from any lot line, displaying the name of the firm or building, shall not exceed one-half square foot for every 1,000 square feet of Gross Floor Area, but not

# ZONING INFORMATION

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### SECTION 4: INDUSTRIAL ZONES

to exceed forty (40) square feet in Sign Area. No such Ground Sign extend more than five (5) feet above the ground. There shall be a limit of one such sign per Parcel.

- d. Each building may have not more than three (3) Wall Signs identifying one or more occupants of the buildings, and no such Wall Sign shall exceed 32 square feet in Sign Area. Such Wall Signs shall be Indirectly Illuminated.
- e. Signs, whether or not attached to buildings, shall be Indirectly Illuminated. Lighting shall be aimed so as not to illuminate buildings outside the Parcel.
- f. Floodlights to illuminate buildings may be used in front yard only, aimed as required above;
- g. Support materials for a Ground Sign shall be the same as the building it identifies;

#### 4.1.10 Modifications to Existing Approval

A new special permit or new site plan approval, as the case may be, shall not be required for renovations and modifications to a structure previously approved by the Commission, provided that:

- 1. The new use is permitted within the zone.
- 2. In the case of a special permit use, the new use is permitted within the zone and is a use similar to the one previously approved.
- 3. There are no material exterior alterations to the structures on the site, except for signage.
- 4. The new use complies with the parking requirements under these Regulations.

#### 4.2 Age Restricted Housing Overlay Zone in Industrial Zone I-L2

##### 4.2.1 Statement of Purpose

It is the intent of this regulation to create residential development in industrial and office areas that have the necessary infrastructure to support age-restricted housing to residents fifty-five years old or older. One goal of the Age Restricted Housing Overlay Zone in Industrial Zone I-L2 is to enhance the vitality of the I-L2 zone to allow for development that better positions the zone for economic and community prosperity while reinforcing its established and emerging strengths. It is further the intent of this regulation to provide housing opportunities in an aesthetically pleasing community for individuals and households aged 55 years old or older, including singles, couples, empty-nesters, and others, who, for reasons of cost or lifestyle, choose not to reside in a single-family house. A mixed-use development in this overlay zone is intended to facilitate an appropriate mix of age-restricted residential uses with commercial, industrial, or institutional uses in the same location that also maintain the integrity of nearby neighborhoods.

##### 4.2.2 Location

For the purposes of this regulation, the Age Restricted Housing Overlay Zone may be applied to properties zoned Industrial Zone I-L2 and located on parcels of at least five acres in size which are located South of the Merritt Parkway and West of Route 25.

##### 4.2.3 Requirements

- a. Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Industrial Zone I-L2, Article II Section 4.1.
- b. Mixed-use developments shall include a mix of dwelling units age-restricted to residents fifty-five years old or older, unless otherwise prohibited by state or federal law, and any permitted or specially permitted uses in the Industrial Zone I-L2.
- c. Mixed-use developments may be contained within a single building or a group of buildings with at least two separate uses located on the same parcel, one of which shall be housing restricted to residents aged 55 and older.
- d. Age-restricted dwelling units shall be permitted at a maximum allowable density of 25 units per acre.
- e. Dwelling units shall be limited to efficiency (studio), one-bedroom and two-bedroom units.
- f. Parking for age-restricted dwellings shall be provided at 1.5 parking spaces per dwelling unit. A shared parking approach, pursuant to Section 4.10 of these Regulations, shall be permitted and encouraged as a means to reduce the total parking supply that would otherwise be required.
- g. A minimum of 10% of residential units constructed in age-restricted residential developments shall be restricted to a rent or sales price affordable to residents who earn 80% or less of the area median income. This requirement shall be applicable to all residential developments of 10 or more units.

##### 4.2.4 Bulk (Building Standards)

Except as otherwise stated in this regulation, any development must comply with all of the requirements of the Industrial Zone I-L2, Article II Section 4.1.

Minimum setbacks, not including balconies and exterior architectural features attached to the building and within five (5) feet of the building:

- a. Building setbacks:
  - i. Front yard: 50 feet
  - ii. Side yard: 45 feet
  - iii. Rear yard: 40 feet

Maximum building coverage: not to exceed 40% of parcel area.

Maximum total lot coverage: not to exceed 80%.

Maximum building height: 4 stories, excluding underground parking, not to exceed 60 feet, excluding mechanical equipment and elevator and stairway bulkheads located on the roof and not visible from the street.

The landscaping and perimeter buffer requirements of Article 4, Section 4.6 shall not apply to projects within the Age restricted Housing Overlay Zone in the Industrial Zone I-L2. Land that is not covered with impervious surfaces, such as buildings, drives, parking areas, and walkways shall be suitably landscaped as approved by the Commission.

# ZONING INFORMATION

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### SECTION 4: INDUSTRIAL ZONES

#### 4.2.5 Amenities and Recreation

- a. Any development within the Age Restricted Housing Overlay Zone in Industrial Zone I-L2 shall provide not less than 100 square feet of usable amenity or active recreation areas per 4 dwelling units for the benefit and enjoyment of residents. Amenity and active recreational areas may include, but are not limited to, swimming pools, recreational facilities and buildings, and tennis and pickleball courts. The site plan shall indicate the proposed manner or development of these uses, including, for example, barbeques, fireplaces, picnic tables, play equipment and landscape walkways. The recreational facilities shall be dispersed in such a way as to ensure the health, safety and convenience of the residents for whose use they are intended.
- b. No swimming pool, tennis court or other unenclosed recreational surface shall be located within 25 feet from the street line nor closer than 5 feet / from the side line and 30 feet from the rear line.

#### 4.2.6 Application Procedure for Zone Change

- a. An application for a zone change to the Age Restricted Housing Overlay in Industrial Zone I-L2 must include an application for a Special Permit in accordance with Article XV of these Regulations. The application shall provide a written

statement describing how the proposal takes into consideration the recommendations of the I-L2 District Planning Study presented to the Commission in 2020. The Commission may approve an application to apply this overlay zone if it conforms to the purposes set forth in this regulation.

With respect to any requirement established by this Section, the terms of this regulation shall supersede, or in the event of any conflict prevail over, any other provision established in these Regulations.

- b. Final approval from the Trumbull Inland Wetlands and Watercourses Commission for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.
- c. Final approval from the Trumbull Water Pollution Control Authority for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.
- d. Final approval from the Trumbull Police Commission for the project proposed in the Special Permit application. Said approval to be obtained prior to applying for a zone change to the Planning and Zoning Commission.

## ARTICLE II

### SECTION 6: ADAPTIVE REUSE

#### 6.1 Purpose:

The purpose of the adaptive reuse provisions in these regulations is to foster the renovation and reuse of structures which have either been previously occupied by nonconforming uses or are of historic value to the Town of Trumbull and for which uses allowed by the existing zone are no longer viable--resulting in structures that may become badly maintained, under-utilized, vacant or demolished.

#### 6.2 Qualifying Adaptive Reuses:

Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more nonconforming uses, nonconforming structures, and/or nonconforming lots, shall qualify for review under the adaptive reuse standards set forth in Section 2.6.3, if the proposal meets all of the following conditions:

- a. The structure or group of structures proposed for adaptive reuses must either have a pre-existing nonconforming use and/or have been determined to be of potential historic significance by a Historical Review Committee/Demolition Review Committee to be created by the Town. The determination of potential historic significance by this Committee shall adhere to standards established by the National Trust for Historic Preservation and the Connecticut Trust for Historic Preservation.
- b. The Planning and Zoning Commission shall have the discretion to determine, based on a thorough review of information

from the Historical Review Committee/Demolition Review Committee, Trumbull Historical Society, individuals with expertise on historic properties and any other relevant sources, that a potentially historic structure is not significant enough to be eligible for an adaptive reuse.

- c. The proposed use for properties containing a pre-existing nonconforming use must be residential, office, retail, or a combination of such uses, except in industrial zones. Properties located in an industrial zone may be devoted to any use(s), which the Planning and Zoning Commission finds is compatible with the existing and permitted uses in the industrial zones. Such proposed uses shall occupy square footage no greater than is used by the pre-existing nonconforming use.
- d. The proposed use for residential properties in residentially zoned areas determined to be historically significant that do not contain a pre-existing nonconforming use shall be limited to residential and professional office uses as described in section 2.1.4 of these regulations. Proposed uses shall take sole access from a road designated as a State Highway by the Connecticut Department of Transportation.
- e. The Planning and Zoning Commission shall have the option of denying a request for an adaptive reuse for structures that qualify for consideration of adaptive reuse if they make a determination that the reuse would be detrimental to the surrounding neighborhood or to the Town.

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### SECTION 6: ADAPTIVE REUSE

#### **6.3 Adaptive Reuse Performance Standards:**

If the Planning and Zoning Commission determines that a proposed project qualifies for consideration as an adaptive reuse, then the Planning and Zoning Commission shall waive any otherwise applicable Zone Development Standards, so long as the project conforms to the following standards:

- a. The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.
- b. Where the required landscaping and public space cannot be provided on site, any area on site, which is available for landscaping, shall be so utilized. When the Town grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.
- c. The long-term benefits of the proposed adaptive reuse must outweigh any negative impact on the neighborhood of the proposed project and on the Town as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.
- d. Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site. See Article 4 regarding parking.
- e. Where a new nonconforming use is proposed to replace a preexisting nonconforming use, the proposed new use shall be similar in intensity to the existing nonconforming use in terms of hours of operation, number of people anticipated on site and number of parking spaces required.

#### **6.4 Adaptive Reuse Procedures:**

Any property in any zone is eligible for adaptive reuse status if it meets the requirements of this Section. Submission and review of a project qualified for adaptive reuse shall be in accordance with the Special Permit Procedures set forth in Article 15.

#### **6.5 Special Requirements for Approval of Adaptive Reuse:**

If requested, the public hearing will be held open for 30 days to allow for a protest against a proposed adaptive reuse. The protest must be filed at least five days before the next public hearing of the Planning & Zoning Commission. The protest, in the form of a petition, must be signed by at least 20% of the property owners of lots within two hundred feet in all directions of the subject property considered for adaptive reuse.

Certification of such petition shall be notarized and submitted by Planning & Zoning Department staff at the time of the hearing. The 200 foot radius requirement shall be measured in a straight line, "as the crow flies". If such petition is properly certified, any proposed change shall not be adopted except by a vote of two-thirds of the Planning & Zoning Commission.

# 2440 RESERVOIR AVENUE

TRUMBULL, CT



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