
MEMORANDUM

TO: Mansfield Planning and Zoning Commission
Cc: Jennifer Kaufman, AICP, Director of Planning and Development

FROM: Michael D'Amato, AICP, CZEO, Consulting Planner
Robin Newton, AICP, CZEO, Consulting Planner

DATE: January 13, 2023

SUBJECT: **TEMPORARY AND LIMITED MORATORIUM IN THE DESIGN MULTIPLE RESIDENCES (DMR) AND PLEASANT VALLEY RESIDENCE AGRICULTURE (PVRA) ZONES**

Summary

Pursuant to our recent discussion, Tyche understands that the Town has identified that the current structure of the Design Multiple Residence Zone (DMR) and Pleasant Valley Residence Agriculture Zones could be improved. Based upon the current zoning map, there are only ten parcels in Mansfield that currently hold this designation. In reviewing the DMR and PVRA regulation and considering the fact that the Town of Mansfield is undergoing a comprehensive regulation review which includes the potential reduction or combination of zones, the evaluation of reduced lot size requirements and, how to best encourage and support appropriate multi-family dwellings, Tyche would suggest that the Town establish a temporary and limited moratorium specific to the DMR and PVRA zone to allow this evaluation to take place.

The establishment of a moratorium will allow the uses that have been established in the zoning district to remain and continue to act in a conforming manner and give the Town time to take a wholistic approach to reviewing these topics and to decide what the best course of action should be moving forward. The review and approval process for a moratorium mirrors a text amendment and requires the Commission to follow the same statutory steps for its implementation. They must be submitted to CRCOG for review and a public hearing must be held. If the moratorium is adopted, it will be codified into the Zoning Regulations to temporarily replace the subject text.

To satisfy the necessary criteria, the Commission must demonstrate that there is a relationship between the duration and purpose of the moratorium. In this case, the purpose would be to temporarily halt further development within the DMR and PVRA and to prevent any parcels from seeking a zone change to DMR and PVRA while the Commission endeavors to evaluate the topics discussed above.

Recommendation:

If the Commission agrees with this approach, Tyche recommends that the Commission move forward with scheduling a public hearing and referring the proposal to CRCOG. Tyche has prepared the below language for consideration.

Purpose:

The following amendment is proposed to establish a temporary and limited moratorium on development within the Design Multiple Residence (DMR) and Pleasant Valley Residence (PVRA) zones.

This moratorium will provide time for the Commission to modify the DMR and PVRA regulations to reflect the goals of the 2015 Mansfield Tomorrow Plan of Conservation and Development more closely, specifically Goal 7.4 and related Goals 8.1 and 8.2 and Objective 4 of Mansfield's 2021 Affordable Housing Plan (Enable "Middle Housing" through changes to the zoning regulations).

Proposed Amendment to Article 3

Add a new section A and re-letter the remaining section as appropriate.

A. Temporary and Limited Moratorium on Development within the Design Multiple Residence (DMR) and Pleasant Valley Residence Agriculture (PVRA) zones.

1. **Statement of Purpose.** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the CT General Statutes.

This temporary and limited moratorium has been adopted to provide the Town with the time necessary to develop regulations to encourage a more diverse housing stock and to provide more (naturally occurring and deed-restricted) affordable housing stock. Further, the regulations will be modified to more closely reflect Goal 7.4 and related Goals 8.1 and 8.2 of the Mansfield Tomorrow 2015 Plan of Conservation and Development (POCD) Objective 4 of Mansfield's 2021 Affordable Housing Plan.

2. **Applicability.** During this temporary and limited moratorium, new development within the Design Multiple Residence (DMR) and the Pleasant Valley Residence (PVRA) Zones shall be prohibited, and no applications shall be received by the Planning and Zoning Commission or Zoning Agent.
3. **Effective Date/Term.** This temporary and limited moratorium shall become effective on March 8, 2023 and shall remain in effect for a period of nine months until December 8, 2023.

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1. **Statement of Purpose.** This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes.

This temporary and limited-term moratorium has been adopted to provide the Town with the time necessary to develop regulations related to middle housing to provide more (naturally occurring and deed-restricted) affordable housing stock. Further, the regulations will be modified to more closely reflect Goal 7.4 and related Goals 8.1 and 8.2 of the Mansfield Tomorrow 2015 Plan of Conservation and Development (POCD) Objective 4 of Mansfield's 2021 Affordable Housing Plan.

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4. **Effective Date/Term.** This temporary and limited moratorium shall become effective on March 8, 2023 and shall remain in effect for a period of nine months until December 8, 2023.