

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ZONING ORDINANCE MAP AND TEXT AMENDMENTS.** Application and General Plans for the ± 0.946-acre expansion of an existing Planned Development District (PDD 32) for West Ridge Elderly Housing in an area currently zoned as RM-1 zone. (Submitted By: Michael F. Giordano of The Queach Corporation)

**REPORT:** 1560-11

**ADVICE:** Approve with Conditions

**PROJECT:** West Ridge Elderly Housing  
**ADDRESS(ES):** 7, 9, 13, 15, 17 Stone Street  
**SITE AREA:** ± 0.946 acres  
**EXISTING ZONE(S):** RM-1 (Low-Middle Density Residential)  
**PROPOSED ZONE:** Planned Development District (residential development)  
**PROPOSED CONSTRUCTION:** 8-story residential building consisting of 80 one-bedroom residential dwelling units

**APPLICANT/PROPERTY OWNER:** Michael Giordano of The Queach Corporation  
**ARCHITECT:** John A. Matthews Architecture and Planning  
**ENGINEER:** BL Companies

### SUBMISSION

General Plan Application entitled “West Ridge Elderly Housing PDD Application” including a Narrative, Draft Ordinance, Photos of existing houses, Traffic Report, Wetlands Delineation Report, Zoning Map, and Architectural Design documents. Received by the Board of Alders. Submission dated July 1, 2019. Received July 8, 2019.

- Zoning Information PDD 32 Amendment Chart received July 25, 2019.
- Traffic Overview dated July 1, 2019. Received July 8, 2019.
- Stormwater Management Report dated July 25, 2019. Received August 20, 2019.
- Wetlands/Watercourses Delineation Report dated June 26, 2019.
- Preliminary Site Plan Drawings. 14 sheets received July 8, 2019. Revisions and additional sheets received July 25, 2019.
  - Title Sheet.
  - EX-1: Property/Topographic Survey.
  - GN-1: General Notes.
  - DM-1: Demolition Plan.
  - PDD1: Planned Development District 32 Expansion Plan & Zoning Table.
  - SP-1: Site Plan.
  - TT-1 & TT-2: Truck Turning Plan.
  - GD-1: Grading and Drainage Plan.
  - SU-1: Utilities Plan.
  - EC-1 & EC-2: Sediment and Erosion Control Plan & Notes.
  - LL-1 & LL-1: Landscape Plan, Notes, and Details.
  - RH-1: Reflective Heat and Shading/Impact Plan.
  - LP-1: Lighting Plan.
  - DN-1 – DN-9: Detail Sheet.
  - A.1 – A.5: Floor Plans and Elevations.
  - Northeast and Northwest Renderings

**BACKGROUND/EXISTING CONDITIONS**

The project site, located at 7-17 Stone Street, encompasses an area of approximately 0.95 acres. The site is occupied by five (5) single family houses, sheds, garages, parking areas, driveways, and lawns. The existing zoning district for the site is RM-1 (Low-Middle Density Residential). The Site is bounded by Stone Street and open space in the west, multi-family residential properties in the north and south, and single-family residential properties in the east.

**PROPOSED ACTIVITY**

The Queach Corporation proposes to amend the existing Park Ridge, PDD #32, as shown on Zoning Map #19, effective December 31, 1975, at Austin and Hard Streets to include five additional parcels of land identified as lots numbered 7, 9, 13, 15, & 17 Stone Street. The applicant proposes to use the additional land area to construct an 8-story 80 residential dwelling unit affordable elderly housing facility. Additional site work includes improvements to site lighting, landscaping, and stormwater drainage.

**PARKING, LOADING AND TRAFFIC**

The proposed project includes the removal and replacement of existing driveways with a new drive south of the proposed residential building and the installation of 40 new parking spaces on site. A traffic study, conducted by BL Companies, has been submitted as part of the overall application and is under review by the Department of Transportation, Traffic and Parking. The report states that the proposed residential building is expected to generate as much as 35 vehicles during peak hours. The report concludes that traffic associated with the proposed redevelopment can be accommodated without significant impact on safety or current traffic operations.

**PROPOSED USES/ BULK/YARD STANDARDS – DEVIATIONS FROM UNDERLYING ZONING REQUIREMENTS**

The project site is currently located in the RM-1 District (Low-Middle Density Residential). The RM-1 District permits single-family and multi-family dwellings. The proposed residential use of the site is permitted in the existing zone, however, given that the requirements of the RM-1 District do not permit the development of a high-density development, the expansion of the existing planned development district is sought.

The applicant is requesting modifications to the dimensional requirement of the RM-1 District with respect to minimum lot area per dwelling unit, maximum building coverage, building height, and front yard requirements.

The requirements of the RM-1 Zone in the Planned Development District shall be modified only as stated herein, otherwise to remain unchanged:

<b>PROPOSED DEVIATIONS FROM UNDERLYING RM-1 ZONE</b>			
	<b>RM-1 ZONE</b>	<b>PROPOSED WEST RIDGE ELDERLY HOUSING</b>	<b>VARIANCES FROM RM-1 REQUIRED?</b>
<b>SITE INFORMATION</b>	TAX PARCELS	BLOCK 1163 PARCELS 15, 16, 17, 18, 19	No
<b>LOT(S) AREA</b>	6,000 S.F. MIN.	41,183 S.F.	No
<b>LOT WIDTH</b>	50' AVERAGE	NA	No
		NA	No
		STONE ST-265.1'	No
<b>LOT AREA/DWELLING UNIT (ELDERLY)</b>	1,750 S.F. MIN.	514.8 S.F. (80 DU)	Yes
<b>BUILDING COVERAGE</b>	30%	26.25% (10,810 S.F.)	No

BUILDING HEIGHT	3 STORIES/35' AVG	8 STORIES 81' AVG HT	Yes
FRONT YARD	20'	STONE ST. 9.3' @ BUILDING STONE ST 4.65' @ PORCH	Yes
SIDE YARD	8'/12'	NORTH - 16' SOUTH - 83'	No
REAR YARD	25'	REAR - 72	No
PARKING SPACES	1 per DU	40 SPACES (80 DU)	No

<b>UPDATED PDD 32 ZONING INFORMATION</b>		
	<b>EXISTING PDD 32</b>	<b>NEW OVERALL PDD 32</b>
<b>SITE INFORMATION</b>	BLOCK 1164 - PARCEL 8 BLOCK 163 - PARCELS 1, 2, 3, 4, 5	BLOCK 1164 - PARCEL 8 BLOCK 163 - PARCELS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19
LOT(S) AREA	103,265 S.F.	144,448 S.F.
LOT AREA/DWELLING UNIT (ELDERLY)	645.4 S.F. (160 DU)	601.86 S.F. (240 DU)
BUILDING COVERAGE	26.3% (27, 156 S.F.)	26.28% (37, 966 S.F.)
BUILDING HEIGHT	9 STORIES/85' AVG HT	9 STORIES/85' AVG HT
FRONT YARD	4'	4'
SIDE YARD	5'	5'
REAR YARD	20'	20'
PARKING SPACES	79 SPACES (160 DU)	119 SPACES (240 DU)

**NEW HAVEN ZONING ORDINANCE**

**ARTICLE VII. ADMINISTRATION  
SEC. 65 PLANNED DEVELOPMENTS:**

- (a) *Objectives.* The provisions of this section are to be applied in instances where tracts of land of considerable size are developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this ordinance. A planned development, to be eligible under this section, must be:

**STANDARDS**

- (1) In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal;
- (2) Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city;
- (3) So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)g. of this ordinance.

**CHARTER OF THE CITY OF NEW HAVEN**

**ARTICLE XIII. HISTORIC AND SPECIAL ACT PROVISION OF THE CHARTER  
SEC. 2 PLANNING AND ZONING:**

(B.) *Zoning authority of Board of Alders.* The Board of Alders is authorized, by Ordinance, to regulate the height and bulk of structures to be erected and to limit the use of lot areas; the minimum areas or dimensions of rear, side and front yards or outer and inner courts and other open spaces within and surrounding any structure; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes; to classify, regulate and restrict the location of trades and industries and the location of structures designed for special uses; to divide the City of New Haven into districts of such number, shape and areas as may be best suited to carry out the provisions of this act.

**STANDARDS**

- (i) uniform for each class of buildings or structures;
- (ii) made in accordance with the comprehensive plan;
- (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements; and
- (iv) made with reasonable consideration as to the character of the proposed District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

(C.) *Zoning regulations to conform to comprehensive plan; purposes; factors considered.* Such regulations shall be made:

**STANDARDS**

- (i) in accordance with a comprehensive plan and shall be designed to lessen congestion in streets;
- (ii) to secure safety from fire, panic and other dangers;
- (iii) to promote health and the general welfare;
- (iv) to provide adequate light and air;
- (v) to prevent the overcrowding of land;
- (vi) to avoid undue concentration of population;
- (vii) to facilitate the adequate provisions for transportation, water, sewerage, schools, parks and other public requirements
- (viii) with reasonable consideration, as to the character of the district and its peculiar suitability for particular uses and;
- (ix) with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality

**CONNECTICUT GENERAL STATUTES**

**CHAPTER 24. ZONING**

**SEC. 8-2M FLOATING AND OVERLAY ZONES AND FLEXIBLE ZONING DISTRICTS:**

The zoning authority of any municipality that (1) was incorporated in 1784, (2) has a mayor and board of alderman form of government, and (3) exercises zoning power pursuant to a special act, may provide for floating and overlay zones and flexible zoning districts, including, but not limited to, planned development districts, planned development units, special design districts and planned area developments. The regulations shall establish standards for such zones and districts. Flexible zoning districts established under such regulations:

- (i) shall be designed for the betterment of the municipality and the floating and overlay zones and neighborhood in which they are located;
- (ii) shall not establish a residential zone a zone that is less restrictive with respect to uses than the "underlying zone" of the flexible zoning district;
- (iii) shall not authorize a use or expansion of a pre-existing, nonconforming use where the underlying zone is a residential zone

## RECOMMENDATIONS

Based on the preceding considerations and specific findings, the proposed West Ridge Apartments/West Ridge Elderly Housing is found to be in accord with the comprehensive plans of the City of New Haven as the New Haven Vision 2025 designates the property for residential use.

The General Plans for the PDD demonstrate appropriate use of the property in terms of its treatment of form, design, and open space to the extent that the Commission has determined that the proposal is in accordance with the objectives of Section(s) 65(a) and 64(d)(2)a. Submission of detailed plans for review and approval, in accordance with text recommendations and conditions of approval and Section 65(e) requirements will assure the project continues to meet requisite design standards.

It is the opinion of the City Plan Commission that the West Ridge Elderly Housing Planned Development District fully complies with the standards of Section 65(a) of the Zoning Ordinance, and Conn. Gen. Stat. § 8-2m., and that the resulting development would have a positive effect on the economic health and quality of life within the neighborhood and the City. The Commission therefore approves the Application and General Plans for Planned Development designation with the following conditions:

## CONDITIONS OF APPROVAL

1. Per State Statute, the applicant must receive Coastal Site Plan approval from the City Plan Commission prior to Board of Alder final vote on PDD Designation.
2. This report and the Application and General Plan text shall be recorded on the Land Records of the City of New Haven within 60 days of publication of Board of Alder approval for the PDD designation to be considered in effect. A certified copy of the recording on the Land Records shall be furnished to the Commission prior to Detailed Plan submission for each project component.
3. The Commission shall be given prior notice of any change in development principals.
4. Any required Federal or State permits for traffic improvements or storm water discharge shall be secured prior to issuance of any permit for new construction.
5. All necessary on or off-site utility improvements are required to be completed at developer cost from its funds or by City Agreement, and to the satisfaction of the City Engineer.
6. Detailed plans shall be submitted within 36 months of the effective date of PDD designation, unless the Commission grants an extension upon written request of the Developer, who shall state a basis for the delay. If no Detailed Plans are submitted and no extension requested, the City Plan Commission and the Board of Alders shall act to return the zoning of the tract to the RM-1 (Low-Middle Density Residential) designation that currently exists.
7. Detailed Plans for the demolition of the existing structures and site features including site stabilization and dust and sound control measures, demolition vehicle access and egress points, haul routes and any plans for the securing of the site between completion of demolition and commencement of construction shall be submitted as a Site Plan, Coastal Site Plan, and Inland Wetlands Application.

## FINDINGS AND ADVICE

Based the information above, it is the recommendation of the Commission that the proposed map and text amendments are in full compliance with the standards and requirements of Article XIII Sec. 2 of the Charter of the City of New Haven, Sec. 65 of the New Haven Zoning Ordinance, and Chapter 24 Sec 8-2m of the Connecticut General Statutes and should be approved.

**ADOPTED:** August 21, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department