

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 260 CROWN STREET. Variance to permit 0 SF of usable open space where 150 SF of usable open space is required and a Special Exception to permit 0 on-site parking spaces where 3 on-site spaces are required. Zone: BD (18-80-V, 18-81-S) (Owner/Applicant: METRO 260 LLC)

REPORT: 1553-09

ADVICE: Approval

BACKGROUND

The applicant is seeking a variance to permit 0sf of usable open space where 150sf of usable open space is required and a Special Exception to permit 0 on-site parking spaces where 3 on-site parking spaces are required for an additional 6 dwelling units making a total of 18 dwelling units on the property. The 16,025sf structure is located on a 15,548sf lot on Crown Street. The site has been operating as a 2 story, mixed-use structure which includes 3 separate commercial spaces, offices, a valet parking area, and residential uses.

JANUARY 8 PUBLIC HEARING

The applicant presented this matter at the January 8, 2019 public hearing and there was no public opposition.

PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: The site as it operates now contains a 16,025sf structure located on a 15,548sf lot on Crown Street. The site has been operating as a 2 story, mixed-use structure which includes office, restaurant, and residential uses.
- Resulting Traffic Patterns: The Transportation, Traffic and Parking Department reviewed the application and raised no concerns. The proposal is for a limited number of new units and the development has access to a parking structure. In addition, the site is located in high density environment conducive to transit and walk-to-work opportunities.
- Nature of the Surrounding Area: The property is located on Crown Street between College Street and High Street. The surrounding area contains a mix of high-density residential, commercial, mixed-use, and university uses.
- The Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to "Facilitate increased public transit use in the city through increased densities, reduced parking requirements and integrated pedestrian and bicycle network wherever possible".

ADVICE

Approval.

ADOPTED: January 23, 2019
Edward Mattison
Chair

ATTEST:  FOR MP
Michael Piscitelli, AICP
Acting Economic Development Administrator