

NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

RE: 69-75 DAGGETT STREET. Special Permit for construction of 80 residential units in an IL zone. (Owner: 69-75 Daggett Street LLC; Applicant: Eyal Preis; Agent: Robert Mangino)
REPORT: 1527-04
ACTION: Approval

Note: Companion CPC Report 1526-07 the same site.

Submission: SPECIAL PERMIT application form. Application fee: \$150. Received January 19, 2017. Application drawings: 15 sheets received December 22, 2016, revisions received January 19, January 26, and February 8, 2017.

BACKGROUND

Per the City of New Haven Zoning Ordinance Sections 42 (Table 3(A)) and 64, Eyal Preis has applied for a Special Permit (and Site Plan Review, CPC Report 1526-07) to have dwelling units in an existing structure of at least 50,000 sf gross floor area and no less than two stories in height built prior to 1963, at a maximum density of 1 unit per 1,000 sf of gross floor area in an IL zone at 69-75 Daggett Street.

Current site conditions: 69-75 Daggett Street is located approximately 150 south of Daggett Street's intersection with Congress Avenue and within ¼ to ½ mile of most of the Yale Medical Campus, within the Hill neighborhood. The existing 80,000 SF, four-story building formerly housed a manufacturing facility. The parcel is completely developed, with the former manufacturing building occupying most of the one-acre site, with a paved parking area and some outbuildings in the rear of the property. Property owned by Yale-New Haven Medical Center at 430 Congress Avenue wraps around two-thirds of the parcel (clockwise from northwest to southeast), with its buildings coming to the property's lot lines, providing no means of access to the site other than the existing curb cuts on Daggett Street.

Proposed Activity: The applicant proposes to convert the vacant factory space for use as 80 residential one-bedroom and studio apartments. The existing brick building will be re-pointed, with new windows and entrances added. There will be no expansion of the building footprint. The only exterior construction will be removal of an obsolete rear elevator shaft, exterior fire escapes, and rear annex; demolition of an existing concrete slab on the north side of the building and replacement with grass; replacement of an existing stormwater cistern in the rear parking lot. Interior construction will consist of demolition of existing walls and installation of new interior walls, plumbing, electrical, and fire suppression systems. The basement of the building will be converted to a 46-space parking garage for residents' use, while the first through fourth floors will be converted to one-bedroom and studio apartments along with associated amenities.

PUBLIC HEARING:

A public hearing was held on February 15, 2017. A transcript of the hearing, CPC meeting 1527, is available from City Plan Department.

SPECIAL PERMIT

Section 64 of the New Haven Zoning Ordinance states:

Statement of purpose. The development and execution of a comprehensive zoning ordinance is based upon the division of the city into districts, within which the *use* of land and *structures* and the bulk and location of *structures* in relation to the land are substantially uniform. It is recognized, however, that there are certain *uses* and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district or districts,

without consideration, in each case, of the impact of such *uses* and features upon neighboring *uses* and the surrounding area, compared with the public need for them at particular locations. Such *uses* and features are therefore treated as special permits.

Special Permit Criteria	Comments
<p>a. <i>Burden of proof.</i> A special permit shall not be considered an entitlement, and shall be granted by the Commission only after the applicant has demonstrated to the satisfaction of the Commission that all ordinance requirements are met.</p>	<p><i>The property meets all standards of the Zoning Ordinance with regard to parking, stormwater management, lighting, etc. It is a former industrial building with no prospect of returning to industrial use. Furthermore, the property is conveniently located between the Yale-New Haven Hospital campus and a residential neighborhood, so its conversion to residential use will complement the existing neighborhood.</i></p>
<p>b. <i>Ordinance compliance.</i> The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use as set forth in this ordinance. Any accessory use to a special permit must receive express authorization from the commission.</p>	<p><i>The property complies with all applicable regulations and will undergo a near total renovation as part of its conversion to residential use. All alterations and upgrades will comply with City and State building requirements.</i></p>
<p>c. <i>Comprehensive Plan of Conservation and Development.</i> The Commission shall determine if the proposed special permit's use and improvements comply with the City's development plans.</p>	<p><i>The 2015 Comprehensive Plan calls for this area of the city to be used for industrial purposes. However, this is based on historical land use in the neighborhood, and does not reflect that current economic conditions make industrial uses unlikely to occur in this area in the future. Many of the nearby properties, including those immediately opposite the site on the other side of Daggett Street, are residential and are proposed to remain so in the Comprehensive Plan. The proposed project will complement these existing uses, as well as the City's overall vision to unite Union Station, the Hill neighborhood, and Downtown with a continuous walkable and safe environment.</i></p>
<p>d. <i>Natural features.</i> Special permits must preserve trees and other natural site features to the greatest extent possible so as to minimize their impact upon surrounding properties and the district, and must not have an adverse impact on significant scenic vistas or on significant wildlife or vegetation habitat.</p>	<p><i>There are currently no trees or vegetation on the property. The plan calls for planting trees along the southern wall and installation of green lawn on the north side where there is currently a concrete slab and in the rear of the building where there is a dirt patch.</i></p>
<p>e. <i>Hazard protection.</i> The proposed use shall not have a detrimental impact upon the use or peaceable enjoyment of abutting or nearby properties as a result of vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, noise, glare, hazardous material use, storage, transportation or disposal, or similar conditions.</p>	<p><i>There are no anticipated hazards from residential use of the property. No hazardous materials will be stored on-site. No vibrations, fumes, odor, dust, erosion, sedimentation, flooding, fire, or glare is expected. Limited noise will be generated during construction.</i></p>

<p>f. <i>Historic preservation.</i></p>	<p><i>The property is not and does not abut an historic district. The plan for the property includes the preservation of the brick exterior of the building, including an upgraded glass main entrance.</i></p>
<p>g. <i>Design and architectural compatibility.</i> The operational and physical characteristics of the special permit shall be compatible with the surrounding area and the neighborhood in which it is proposed. Site design and architectural features which contribute to compatibility include, but are not limited to, landscaping, drainage, access, and circulation, building style and height, bulk scale, setbacks, open areas, roof slopes, building orientation, overhangs, porches, ornamental features, exterior materials and colors.</p>	<p><i>The exterior of the building will remain largely unchanged. The property will be improved by the addition of trees and green lawn. All vehicle parking will be screened from view by the exterior of the first floor with additional parking in the rear of the building not visible from the street.</i></p>
<p>h. <i>Property values.</i> The use and site design shall not have a detrimental effect on the property values in the surrounding area.</p>	<p><i>The residential use of the building is likely to have a positive impact on property values for surrounding land, as it will transform a now-vacant building into an active residential use.</i></p>
<p>i. <i>Traffic impact.</i> The applicant shall demonstrate how the proposed use will not adversely affect the safety and convenience of vehicular and pedestrian circulation on, adjacent or nearby the site. The Commission may require a traffic impact study be submitted to it by the applicant for any special permit use of land. The study shall consider traffic patterns and adequacy of proposed off-street parking and loading resulting from the proposed development.</p>	<p><i>The proposed residential use of the property is not expected to adversely affect traffic patterns on Daggett Street. The plan calls for a gated parking area on the first floor of the building. The gate will be installed at the bottom of the entrance ramp so that entering vehicles will clear Daggett Street as they wait for the gate to open. Vehicles will enter the site through this entrance to the garage on Daggett Street and leave through this same ramp or via the rear parking lot and driveway further north on Daggett Street. The plan calls for 55 off-street parking spaces, and it is anticipated that many residents will walk to work or school and will not need vehicles.</i></p>

APPROVAL:

The City Plan Commission approves the submitted Site Plans for a Special Permit for construction of dwelling units in an IL zone under §42(Table 3(A)) and §64 of the New Haven Zoning Ordinance.

ADOPTED: February 15, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director