

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

REPORT: Letter from Attorney Lisa Feinberg regarding **PPD #39 River Run, 50 Grand Ave.** requesting clarification of “commercial” use on first floor.
RE: 1498-07
ADVICE: Approval

BACKGROUND:

Attorney Feinberg of Carmody Torrance Sandak and Hennessey seeks a clarification from the Commission concerning uses permitted on the ground floor of the River Run housing development in Fair Haven. Located on the corner of Grand Ave and Front Street, the Planned Development District #39 was initially (General Plans) approved in 1980, CPC Report 862-01. Detailed Plans were approved in 1982 and Certificates of Occupancy issued in 1985. Since the initial opening several different commercial uses have been located in these multi-tenant spaces. They are currently occupied by a dress and party store and management offices for The Related Companies. Approximately 90 parking spaces are shared by the housing and the commercial uses. There is on street parking in the area and a public lot half a block to the west.

Attorney Feinberg seeks this clarification on behalf of Fair Haven Community Health Clinic, Inc. a non-profit health care clinic head-quartered at 374 Grand Ave. The Clinic has opened one satellite locations since its founding in 1971. They are interested locating a small satellite office here of approximately, 6,100 square feet.

Throughout the original applicants submissions and CPC reports, up to 9400 square feet of space on the first floor of the residential tower as well as a free-standing building to the north are referred to as “commercial use”. This term is used at least six times in the several reports, with no further explanation or qualification.

PLANNING CONSIDERATIONS:

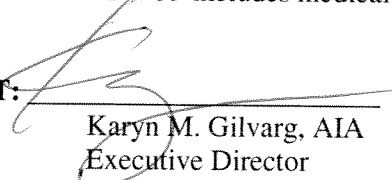
A small medical office or clinic would be considered an As-of-Right Use in many of New Haven’s commercial districts. They are both permitted in the BA, BD, BD-1, BD-2 & BD-3 districts; a Special Permit is required for a Health Care Clinic in the BA-1 zone. (Not permitted in the BB automotive or the BC Marine commercial districts). It seems reasonable to conclude that a small satellite clinic or medical offices can be included in the term commercial use for this PDD. Such a use is compatible with the elderly housing, and may be useful to residents, a number of whom are already clients.

ADVICE:

The Commission finds that “commercial use” in the River Run PDD # 39 includes medical offices or satellite health care clinics.

ADOPTED: October 15 2014
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director