

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **97 Whitney Avenue.** Special Exceptions to permit a child daycare center for up to 24 children, and to permit 1 off-street parking space where 3 is required. Zone: RO/RM-2. Owner: Flagg Building LLC. Applicant: New Haven Hebrew Day School Inc. (22-66-S)

REPORT: **1620-03**

ADVICE: **Special Exception: Approve, if the Applicant can show that the pick-up and drop-off situation will not interfere with the existing parking.**

PRINCIPAL APPLICABLE REGULATIONS

Section 63 (d) - The Board of Zoning Appeals may grant a Special Exception if the proposed use is in accord with the public convenience and welfare, and may attach conditions and safeguards deemed necessary to protect the neighborhood.

Section 63. (d)(6)

In the following types of special exception cases, which involve more than conventional questions of use and may have a significant impact on surrounding areas and a substantial relationship to the comprehensive plan of the city, the Board of Zoning Appeals shall, following its hearing, refer the case including all exhibits to the City Plan Commission, which shall submit an advisory report, on such factors as it may deem relevant, to the Board within 30 days after receiving all records and documents in the case. This report of the City Plan Commission shall be taken into account in the decision of the Board.

f. Adjustment for parking and loading requirements: subsections 29(c); 29(h)(2); 29(i); 45(a)(6)b.; 45(a)(7).

Section 13(b)(3)d.

Child daycare centers meeting all licensing standards of the State Department of Health Services and providing one passenger drop-off/pick-up loading space for each twenty-four (24) children or fraction thereof.

Minimum parking: one (1) parking space for each three (3) employees.

BACKGROUND

The applicant is seeking Special Exceptions to allow for a Child Daycare center for up to 24 children aged from 3 months to 4 years old. The applicant is proposing to use 4,420sf of the first floor of the existing 30,742sf structure. Hours of operation will be Monday-Friday from 7:30am to 5pm with one drop-off spot and one employee parking space located to the rear of the building.

THE BOARD OF ZONING APPEALS OCTOBER 18, 2022 PUBLIC HEARING

Attorney Benjamin Trachten presented the application stating that there is a shortage of daycare within the city and the proposal is in harmony with the Special Exception considerations for approval. The proposal seeks to utilize a 4,420sf portion of the structure which will have a drop-off/pick-up space located in the rear with one space devoted to staff. There is a public parking lot with spaces available across Trumbull Street and at Granite Square two blocks away as well as a plethora of public transit options for staff and parents.

No members of the public spoke in favor or in opposition of this application.

PLANNING CONSIDERATIONS:

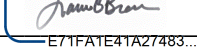
Special Exception Considerations

- Nature of the Proposed Site: The 30,742sf, 2-story structure is situated on a 28,563sf parcel split between the RO and RM-2 zones with the structure itself being prominently within the RO zoning district.
- Resulting Traffic Patterns: The proposal will not have an adverse effect on future traffic patterns as there is public parking available immediately across Trumbull Street with public transportation and street parking readily available and accessible.
- Nature of the Surrounding Area: The surrounding area is comprised largely of residential, commercial, university, and office uses with a direct need for daycare services.
- The Comprehensive Plan: The portion of the Comprehensive Plan, Vision 2025 encourages neighborhood uses and the re-use of existing commercial uses beneficial to the neighborhood within existing structures.

FINDINGS AND RECOMMENDATIONS

Based on considerations discussed above, the Commission views the Special Exception is essentially in harmony with the general purpose and intent of the ordinance, the City's Comprehensive Plan and that the public health, safety, and general welfare will be served based on the location of this site and the surrounding infrastructure to support the granting of the special exception. Accordingly, the Commission recommends approval. However, the City Plan Commission notes that the pick-up/drop-off area should not interfere with the parking on the site and recommends that the Special Exception be approved only if the Applicant can show that the pick-up/drop-off area will not conflict with any existing parking spaces.

ADOPTED: November 2, 2022
Leslie Radcliffe
Chair

ATTEST:  November 9, 2022 | 4:14
Laura E. Brown
Executive Director, City Plan Department