

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE MAP AND TEXT AMENDMENTS.** Application and General Plans for Planned Development District (PDD) Designation of ± 3.21-acres of land at 210 Valley Street for Valley Street Apartments in an area currently zoned as RM-1. (Submitted By: Rolan Joni Young for The Housing Authority of the City of New Haven)

REPORT: 1560-10

ADVICE: Approve

PROJECT: Valley Street Apartments
ADDRESS(ES): 210 Valley Street
SITE AREA: ± 140,004 sq. ft.
EXISTING ZONE: RM-1 (Low-Middle Density Residential)
PROPOSED ZONE: Planned Development District (residential development)
PROPOSED CONSTRUCTION: 55 Dwelling Units (44 low income homes and 11 market rate homes containing 1-5 bedroom units); community space; commercial office space; open space
APPLICANT/ OWNER: The Housing Authority of the City of New Haven d.b.a. Elm City Communities (HANH)
ARCHITECT: Paul B. Bailey Architect, LLC
ENGINEER: Civil 1

SUBMISSION

Application for PDD entitled "Petition/Application for Zoning Ordinance Map Amendment (Grid #4) a Text Amendment to Permit a Planned Development District for the Valley Street Apartments on Approximately 3.21 Acres of Land at 210 Valley Street" including a Cover Letter, Narrative, General Plans, Zoning Ordinance Language, Zoning Data Table, and Current Zoning Map. Received by the Board of Alders. Submission dated June 20, 2019. Received June 20, 2019.

- Traffic Access and Impact Study. Dated July 2019. Received August 5, 2019.
- PDD Submission. General Plan Set. Received June 20, 2019. Revisions received August 1 and August 20, 2019.
 - Cover Sheet.
 - Renderings.
 - Survey.
 - C-1.1 Site Demo Plan.
 - C-1.2 Utility Demo Plan.
 - C-2.0 Site Layout Plan.
 - C-2.1 Grading Plan.
 - C-2.2 Utility Plan.
 - C-2.3 Erosion Control Plan.
 - C-3.1 Storm Drainage Profile.
 - C-3.2 Sanitary Sewer Profile.
 - C-3.3 – C-3.5 Driveway Sight Line Profiles.
 - C-4.1 & C4.2 Utility Details.
 - C-4.3-C-4.6 Site Details.
 - C-4.7 Utility Details.
 - C-5.1 Erosion Control Narrative.
 - L-1.1 Planting Plan.

- L-1.2 Photometric Plan.
- BLDG. Building Floor Plans and Exterior Elevations (37 sheets)
- MAINT. A1.1 Shed Maintenance Storage Shed Plans and Elevations.
- PDD Submission, Planting Plan – Sheet L-1.1. Dated June 20, 2019.
- PDD Submission, Photometric Plan – Sheet L-1.2. Dated June 27, 2019.
- Supplement to the Petition/Application for a Zoning Ordinance Map Amendment... (A)(1) Accord with Comprehensive Plan of Development. Received August 15, 2019.
- Correspondence
 - Letter to President Walker-Myers from Paul B. Bailey, dated June 20, 2019, as cover letter to Board of Alders petition/application.
 - Letter to President Walker-Myers from Paul B. Bailey, dated July 2, 2019, accompanying revised plan set to include L-1.1 and L1.2.
 - Letter to Stacey Davis from Paul B. Bailey, dated July 10, 2019, detailing the deliverables sent to the Department of TTP.
 - Letter to President Walker-Myers from Paul B. Bailey, dated August 1, 2019, detailing changes to the plan set.
 - Letter to President Walker-Myers from Stephen W. Studer, dated August 15, 2019, as cover letter to Supplement to petition/application detailing compliance with the Comprehensive Plan.
 - Letter to President Walker-Myers from Stephen W. Studer, dated August 20, 2019, regarding revisions to the submission.

BACKGROUND/EXISTING CONDITIONS

The project site, located at 210 Valley Street, encompasses an area of approximately 3.28 acres. The site is occupied by Valley Street Apartments, a housing development built in 1965 consisting of 40 townhouse style homes in 10 two-story buildings, consisting of 2 to 5 bedrooms. The site currently faces inward toward the center of the site, resulting in a lack of useable private open space and little to no integration into the larger neighborhood. The existing zoning district for the site is RM-1 (Low-Middle Density Residential). The site is situated on Valley Street between West Hills Road and Beecher School. It is surrounded by City-owned wooded and undeveloped West River Open Space.

The Housing Authority of the City of New Haven is seeking to rezone the site in order to redevelop Valley Street Apartments with new and renovated mixed-income housing units, community spaces, and improved traffic circulation and accessibility.

PROPOSED ACTIVITY

The Housing Authority of the City of New Haven's Elm City Communities proposes to demolish the existing 40 units and construct 55 dwelling units, 44 low income homes and 11 market rate homes. The units will range from 1 to 5 bedrooms. 23 dwelling units in the multi-purpose building will be handicapped accessible. All other units will be Type A or Type B handicapped-adaptable. Additionally, the Housing Authority proposes a new on-site community space for residents; the community space will include management offices and an office for lease to a not-for-profit, community-oriented organization (not to exceed 800 sq. ft.).

The proposed plans will revitalize the apartments; the proposed architecture and streetscape design will relate better to the character of the neighborhood. Other site amenities include all new driveways and off-street parking, "tot lot" play area for children, public open space, concrete walkways, bike racks, trash enclosures, site lighting, fencing and landscaping, and utility connections.

PARKING, LOADING AND TRAFFIC

A traffic access and impact study, conducted by Frederick P. Clark Associates, Inc., 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 there is a minor increase to net traffic as a result of the proposed development; the levels of service will continue at acceptable levels without modifying the existing roadway markings.

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 dimensional requirements of the RM-1 District do not permit the development planned for the Valley Street Apartments redevelopment project, a planned development district is sought.

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

1. Use: Single Family Attached, Multi-Family, and Commercial
2. Dwelling Units: 55
3. Min. Lot Area/DU: 2,545 sq. ft.
4. Parking: 0.7 spaces per dwelling unit

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 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 Valley Street Planned Development District 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 Valley Street 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. 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.
2. The Commission shall be given prior notice of any change in development principals.
3. 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.
4. 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.
5. 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 applicant, 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.
6. 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 Review 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