

NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

RE: 69-75 DAGGETT STREET. Special Permit for conversion of former factory into 80 residential units in an IL zone. (Owner/Applicant: 69-75 Daggett Street LLC; Agent: Sam Gardner of Gregg, Wies & Gardner Architects.)

REPORT: 1552-09

ACTION: Approval with Conditions

Note: Companion CPC Report 1552-08 for the same site.

Previous CPC Actions:

- **CPC 1527-04:** Special Permit for construction of 80 residential units in an IL zone. Approved February 15, 2017.
- **CPC 1526-07:** Site Plan Review for conversion of factory building to 80 residential units in an IL zone. Approved February 15, 2017.
- **CPC 1523-10:** Special Exception to permit 55 on-site parking spaces where 80 are required in an IL zone. Approved October 20, 2016.

Submission: SPECIAL PERMIT Application Packet. NARRATIVE attached. Application fee: \$250. Received November 15, 2018.

- Stormwater Drainage Report dated January 18, 2017. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
- Application drawings. 24 sheets received November 15, 2018. Revisions received December 6, 2018 and December 13, 2018.
 - T-1.0: Title Sheet. Drawing date November 15, 2018. Received November 15, 2018.
 - Sheet 1: Property & Topographic Survey. Drawing date September 15, 2016. Received November 15, 2018.
 - Sheet 2: Site Layout Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - Sheet 3: Stormwater Management Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018. Revised December 12, 2018. Received December 13, 2018.
 - Sheet 4: Landscaping Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018.
 - Sheet 5-6: Detail Sheets. Drawing date November 15, 2018. Received November 15, 2018. Revised December 6, 2018. Received December 6, 2018.
 - Sheet 7: Photometrics Plan. Drawing date November 15, 2018. Received November 15, 2018.
 - A-2.0 – A2.5: Floor Plans. Drawing date November 15, 2018. Received November 15, 2018.
 - A-4.0 – A-4.3: Existing Exterior Elevation. Drawing date November 15, 2018. Received November 15, 2018.
 - A-6.0: Building Sections. Drawing date November 15, 2018. Received November 15, 2018.
 - A-7.0 & A-7.1: Proposed First Floor/Parking Plan with Turning Radius. Drawing date December 6, 2018. Received December 6, 2018.

BACKGROUND

Per the City of New Haven zoning regulations Sections 42(Table 3(A)) and 64, Eyal Preis of 69-75 Daggett Street, LLC has applied for a Special Permit (and Site Plan Review: CPC Report 1552-08) for 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 gross floor area in an IL zone at 69-75 Daggett Street.

Site description/existing conditions:

The project site encompasses a lot area of approximately 45,983 SF (1.06 acres) and consists of a vacant four-story building that formerly housed a manufacturing facility. The site is bounded by commercial and industrial property in the north, east, and south, and Daggett Street and residential property in the west.

Proposed activity:

The application includes the conversion of the existing vacant building into 80 one-bedroom and studio residential apartments. There will be no expansion of the building footprint. Exterior construction will be limited to the 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; and replacement of an existing stormwater cistern in the rear parking lot. The applicant proposes to convert the basement of the building into a 47-space parking garage. Site work includes stormwater drainage improvements, landscaping, and enhanced site lighting.

PUBLIC HEARING

A public hearing was held on December 19, 2018 and January 23, 2019. Meeting minutes and a recording of the hearings, CPC meetings 1552 and 1553, are available at the City Plan Department and on the city website.

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 Development Permit application, including the Site Plan and Special Permit application submittals, establish the applicant's eligibility because all Ordinance requirements are met.</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 site 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 proposed special permit's use complies with the City's Comprehensive Plan and will prevent an under-utilized site from being abandoned. The proposed project is consistent with existing residential uses adjacent to the site and will complement the city's overall vision to unite Union Station, the Hill neighborhood, and Downtown with a continuous active and accessible 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 project site. The applicant proposes to plant trees along the southern wall and install green lawns on the site.</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 located within or adjacent to an historic district. The proposed project includes the preservation of the brick exterior of the building.</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 site 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.</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 in the surrounding area, as it will convert a 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 the safety and convenience of vehicular and pedestrian circulation on, adjacent to, or nearby 69-75 Daggett Street. The applicant proposes to provide 47 parking spaces on site that will reduce any potential need for on-street parking in the area as a result of the project.</i></p>

CONDITIONS OF APPROVAL:

The conditions of approval of the Special Permit under §64 and §42(Table 3(A)) of the New Haven Zoning Ordinance for construction of dwelling units in an IL zone are as follows:

- 1. Special Permit must be filed on the land records of the City of New Haven before issuance of building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).**

ADOPTED: January 23, 2019
Edward Mattison
Chair

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