

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 1151 CHAPEL STREET. Special Exception to permit 1 on-site parking space where 59 spaces are required. Zone: BD-1. (18-79-S) (Owner: Duncan New Haven Owner LLC; Applicant Timothy G. Franzen)

REPORT: 1553-08

ADVICE: Approval

BACKGROUND

The applicant is requesting a Special Exceptions to allow one on- site parking space where 59 spaces are required in association with another Special Exception request for a Hotel Liquor permit for a new 72 room hotel on the site of the former Hotel Duncan at 1151 Chapel Street. The Special Exception for the liquor license is a requirement for all non-restaurant establishments serving alcoholic beverages in BD-1 Districts. The related parking requirement is limited to the common portions of the hotel on the basement and first floor levels where alcoholic beverages are served, as opposed to the 72 rooms in the upper five stories of the establishment. There is no parking requirement for the rooms themselves.

JANUARY 8 PUBLIC HEARING

The applicant presented this matter at the January 8 meeting of the Board of Zoning Appeals. A number of community stakeholders spoke in favor of the application including representatives from the Chapel West Special Services District.

PLANNING CONSIDERATIONS

- **Special Exception-Parking Nature of the Proposed Site:** The structure at 1151 Chapel Street historically included a restaurant in the lower level. Prior to the acquisition of the property by the applicant that restaurant was not directly connected to the hotel and held a separate Restaurant Liquor License. The new facility will include the existing restaurant space, 72 guest rooms, a lobby and a number of common spaces on the first floor as shown on the submitted plans. There will be a full bar service in the ground level restaurant. On the first floor, there will be a coffee bar which will also provide wine and beer service as well as a lounge area with a bar. In addition, areas of the first floor may be reserved for special occasions by private parties, and alcohol may be served at such functions. The hours of operation in the areas at which alcohol may be served would range from 6:00 a.m. to 2:00 am. Approximately 6-12 employees are anticipated to be involved in the service of alcohol at the Hotel. There will be a parking valet service that will (by formal agreement) make use of spaces at the Chapel York Garage. There will be only one ADA-accessible parking space on the Site at the rear of the Hotel. The Hotel and its restaurant had never previously provided on-site parking. In addition, the Applicant will provide 9 bicycle parking spaces— three in a bike room in the lower level of the Duncan and six outdoors.
- **Resulting Traffic Patterns:** The Transportation, Traffic and Parking reviewed the application and raised no concerns. The Traffic Authority recently approved three drop off spaces to facilitate hotel operations similar to other hotels in the area.
- **Nature of the Surrounding Area:** The property is located on the north side of Chapel Street between York and Park Streets in the heart of downtown New Haven. There are a number of other restaurants in the area; another hotel (The Study) is located next door to the west (1157 Chapel Street).
- **The Comprehensive Plan:** The proposal is consistent with the Downtown Residential Mixed Use recommendations of the Comprehensive Plan. For these areas, “..the Commission encourages high-density, mixed-use environments generally with pedestrian-level retail/restaurant/ office type uses and predominantly multi-floor residential space.”

ADVICE

Approval

ADOPTED: January 23, 2019
Edward Mattison
Chair

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