

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 272-310 ELM STREET. Special Exception to allow 0 on-site parking spaces where 2 spaces are required. Zone BA. (Owner/Applicant: Yale University)
REPORT: 1547-14
ADVICE: Approval

BACKGROUND

The applicant is seeking a Special Exception to permit 0 parking spaces where 2 parking spaces are required. This is due to the change of use to retail space of approximately 690sf of gross floor area from a portion of the 2nd floor residential common area designated in the approved plan and associated with four upper stories of graduate student housing. Prior to the construction of this structure (previously a parking lot), parking adjustments were granted to allow for 0 onsite parking spaces where 145 spaces are required, 101 of which were for retail/restaurant use on the lower two floors, with the remaining 44 spaces related to the former parking lot. This change of use of 690sf of gross floor area would require two spaces, and thus additional parking relief.

JULY 24 PUBLIC HEARING

Joe Hammer, the attorney representing the applicant, appeared before the board. He is seeking to convert 690sf of gross floor area into retail space. Parking relief had been previously given by the Board of Zoning Appeals for the original development of the site in 2015. At the time of the original application, retail parking was calculated based on net retail sales area. Due to an amendment of the zoning ordinance, retail parking is now calculated based on gross floor area and therefor additional relief is required for the proposed change of use for the 690sf.

No members of the public spoke in support or opposition of the proposal.


PLANNING CONSIDERATIONS

- Special Exception-Parking Nature of the Proposed Site: This proposal contains 4 parcels which comprise of 26,639sf of land area, all of which contains 3 structures. The building in which relief is being sought is 51,177sf of gross floor area. At the time of the original application, retail parking was calculated based on net retail sales area. Due to an amendment of the zoning ordinance, retail parking is now calculated based on gross floor area. Relief is sought for the two spaces for additional retail/restaurant area of 690sf of gross floor area.
- Resulting Traffic Patterns: The overall project was granted zoning relief for a reduction in parking in 2015. Traffic problems have not manifested in the intervening years.
- Nature of the Surrounding Area: The property is located on Elm Street and takes up most of the block on that side of the street between Park and York Street. Yale University encompasses the vicinity including to the immediate rear and East of the building. The area is mainly Yale-owned properties with commercial, residential, and university-related uses.
- The Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation for Downtown Commercial Mixed-use which encourages high-density, mixed-use environments generally with pedestrian level retail/restaurant type uses, residential, and predominantly multi-floor office/commercial space.

ADVICE

The Commission has reviewed the summary of the public hearing and the information of the BZA staff report and finds the request does satisfy the Special Exception requirements of Section 63(d) and recommends approval.

ADOPTED: August 15, 2018
Leslie Radcliffe
Vice Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator