

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 1377 ELLA T GRASSO BOULEVARD. Special Exception to allow for 0 off-street parking spaces where 5 are required and 0 drop-off/pick-up loading spaces where 1 is required for the peripheral expansion of a Child Day Care Center. Zone: RM-1. (19-106-S) (Owner: Greater Dwight Development Corp. Applicant: Linda Townsend-Maier.)

REPORT: 1564-12

ADVICE: Special Exception: Approval

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 of parking and loading requirements: §29.C; §29.H.2; §29.I; §45.A.6.b; §45.A.7.

Section 13(b)(3)d. Minimum parking.

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 proposing a peripheral expansion of the existing Montessori School on Edgewood (MSOE) which provides childcare for no more than 16 children. This proposed use will be located on the first story with the second and third floors remaining as 3 residential dwelling units. The applicant is seeking an adjustment in the parking requirements for this proposed use to allow for 0 off-street parking spaces where 5 is required and 0 drop-off/pick-up loading spaces where 1 is required.

DECEMBER 10 PUBLIC HEARING

Emilee Gaebler (Yale Economic Development) representing the applicant presented the application explaining the interior lay out of the proposed use which will be for child care for infants and toddlers (16 children, 4 employees per state regulations) with 3 dwelling units on the upper floors. There is parking available on the street and nearby alternative modes of transportation. They are proposing to preserve and improve the green space on the property and historic nature of the structure, creating parking on site would be problematic towards these goals.

Two letters of support were submitted prior to the public hearing, one member of the public (Alder Evette Hamilton) spoke in support of this application.

PLANNING CONSIDERATIONS:

Special Exception Considerations

Section 63(d) of the New Haven Zoning Ordinance review in relation to the applicable criteria of this section results in the following comments:

FINDINGS AND RECOMMENDATIONS

Nature of the Proposed Site: The structure is located on a 14,810sf lot located on the corner of Maple Street and Ella T. Grasso Boulevard. The applicant is proposing to occupy the first floor of the existing structure which is approximately 2,500sf of the 5,443sf structure. The submitted plans also show improved landscaping in the front yards, and a deck, and paved play area which will be fenced in in the rear yard.

Resulting Traffic Patterns: This is a residential area where the majority of neighboring properties have off-street parking, with ample off-street parking available on Maple Street. There is also alternative modes of transportation including transit, bus, and bicycle. While the amount of traffic will increase during peak hours due to drop-off and pick-up, staff feels this will have a minimal impact on future traffic patterns. Given the short length of stay for those dropping-off/picking-up and being closed on weekends, neighboring properties will not be adversely affected.

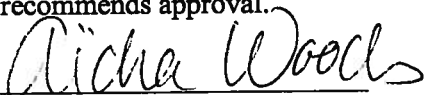
Nature of the Surrounding Area: The subject lot is predominately surrounded by single-family homes and a number of multi-family structures and is located within 500ft of Edgewood Park. Roughly 1,000sf to the North is Whalley Avenue which accommodates high-density residential and various commercial and mixed-use structures.

Consistency with Comprehensive Plan: This application is in substantive compliance with New Haven Vision 2025 in that it is reflective of the recommendation found in the Transportation section of that document to "Facilitate increased public transit use in the city through increased densities, reduced parking requirements and integrated pedestrian and bicycle network wherever possible".

Additionally, the applicant is proposing to make the door of the structure on Maple Street the accessible entrance to the day care and is in the process of trying to establish a safe on-street option for pick-up/drop off with the Traffic and Parking Department.

Based on considerations discussed above, the Commission views the Special Exception to be essentially in harmony with the general purpose and intent of the ordinance and that the public health, safety and general welfare will be served, and substantial justice done by its approval, and therefore, recommends approval.

ADOPTED: December 18, 2019
Ed Mattison
Chair

ATTEST: 
Aïcha Woods
Executive Director, City Plan Department