

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 1198 CHAPEL STREET. Amendment to LDA to permit 24 rental units and two retail spaces instead of nine condominiums and two retail spaces. (Chapel Lofts II, LLC)
REPORT: 1535-08
ADVICE: Approval

PROJECT SUMMARY:

Developer: Chapel Lofts II, LLC
Disposition Price: \$80,000 (original price)
Site: 10,602 SF
Zone: BD-1
Use: New Construction for mixed-use structure
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

The Land Disposition Agreement (LDA) for 1198 Chapel Street was originally submitted by the Livable City Initiative April 18, 2005, and was adopted by the Board of Alders. Due to economic conditions construction did not commence and the property remains undeveloped. Additionally, the zoning of this area has been amended from a BA Zone to a BD-1 Zone. The property owner, Chapel Lofts II, LLC has requested an amendment to their Land Disposition Agreement (LDA) to permit 24 rental units and two retail spaces. The original LDA permitted 9 condominiums and two retail spaces.

PLANNING CONSIDERATIONS:

The proposed mixed-use structure is allowed in the underlying zone and is appropriate for this site. The residential density is higher than the maximum normally allowed by the Zoning Ordinance, but because the property is subject to an LDA, residential density maximum do not apply, although all other zoning standards do, including 12 parking spaces. Without a conceptual plan better illustrating the design, layout, parking, and other site development considerations, the Commission cannot determine zoning conformance.

ADVICE:

The Commission notes that the proposed mixed-use structure is allowed in the underlying zone and is appropriate for this site.

Without a conceptual plan better illustrating the design, layout, parking and other site development considerations, the Commission is not in a position to comment on zoning appropriateness at this time. That said, the Commission recommends approval, subject to the following:

The Commission notes that zoning relief, including Variances and/or Special Exceptions, and City Plan Commission approval may be required before construction can begin.

ADOPTED: September 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director