



Legislation Text

File #: OR-2022-0023, **Version:** 3

ORDINANCE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN APPROVING THE AMENDMENT TO PDD #65 AT 3 LONG WHARF DRIVE AND 175 HALLOCK AVENUE F/K/A 177 HALLOCK AVENUE TO ALLOW FOR USE AS MULTI FAMILY RESIDENTIAL DWELLING UNITS.

WHEREAS, Walfarm Associates filed an Application dated 14th April 1986, and submitted General Plans to the Board of Aldermen of the City of New Haven, requesting that this Board adopt an amendment to the Zoning Ordinance of the City of New Haven to designate the area described below as a "Planned Development District," under Section 65 of the Zoning Ordinance of the City of New Haven; and

WHEREAS, the New Haven City Plan Commission has ruled favorably, with conditions for a 112-room hotel, upon said Application; and

WHEREAS, a certain piece or parcel of land then known as 177 Hallock Avenue and now known as 3 Long Wharf Drive & 175 Hallock Avenue, was designated a Planned Development District in accordance with their application dated April 14, 1986, and the plans submitted, subject to the conditions contained in City Plan Commission Report 1017/1 adopted May 21, 1986 and filed with the City/Town Clerk; and

WHEREAS, the Planned Development District is located on a tract of land consisting of 1 parcel totaling 3.12 acres, more or less, and to consist of a 112-room hotel; and

WHEREAS, the land is currently zoned as IL; and

WHEREAS, said Application of Walfarm Associates was approved by the then Board of Aldermen of the City of New Haven on June 10, 1986; and

WHEREAS, Village Suites LLC (the "Petitioner") has filed a Petition in accordance with the provisions of Sections 183 and 184 of the Charter of the City of New Haven and Article VII, Sections 64(d)(1) and 65 of the New Haven Zoning Ordinance to amend the Planned Development District to permit the use of the aforesaid tract of land and improvements and buildings already constructed thereon as a multi-family residential dwelling unit complex, in addition to use as 112-room hotel (the "Petition"); and

WHEREAS, Petitioner submitted sufficient plans, information, traffic studies, and related supporting materials; and

WHEREAS, pursuant to Section 55(2) of the Zoning Ordinance, Petitioner also submitted an Application for Coastal Site Plan Review (the "CSPR Application"); and

WHEREAS, pursuant to Section 183 and 184 of the City of New Haven Charter, the Board of Alders referred the Petition and the CSPR Application to the New Haven City Plan Commission for a public

hearing; and

WHEREAS, on September 21, 2022, the City Plan Commission held a public hearing on the Petition and the CSPR Application after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on September 21, 2022, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII, Sections 64(d)(2) and 65 of the Zoning Ordinance recommending approval of the Petition, CPC Report No. 1615-07; and

WHEREAS, on September 21, 2022, the City Plan Commission approved Petitioner's CSPR Application, CPC Report No. 1615-05; and

WHEREAS, the Petitioner's proposed amended Planned Development District is in accordance with the Comprehensive Plan of Development of the City and is consistent with land uses and the zoning classifications of neighboring parcels and with the standards set forth in the Charter of the City of New Haven and the Zoning Ordinance; and

WHEREAS, after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the City Plan Commission, and the Department of Transportation, Traffic and Parking.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition, that incorporates the above referenced tract of land, meets the objectives set forth in Zoning Ordinance, Article VII, Section 65 and in C.G.S. § 8.2m as follows:

1. That it is hereby found and determined that the aforementioned planned development district is composed of a 112-room hotel with supportive uses, and said district may now be used as a multi-family residential dwelling unit complex, which uses, in the proportions provided, are most appropriate and necessary for the integrated functioning of the Planned Development District and the City of New Haven; and
2. That it is hereby found and determined that the proposed amended District, as amended by the Petition, in its space allocations, orientation, texture, materials, landscaping and other features will produce an environment of stable and desirable character, complementing the design and values of the surrounding area, and shows such unusual merit as to reflect credit upon the developer and the City of New Haven; and
3. That it is hereby found and determined that the area of the development within the District is in excess of the minimum tract requirement for Planned Development District composed of hotel or residential uses; and
4. The potential adverse impacts of the proposed activities on both coastal resources and future water dependent activity are acceptable and are consistent with all applicable goals and policies of the Coastal Area Management Act; and
5. That it is hereby found and determined that use of the District as a 112-room hotel with supportive uses, or use as a multi-family residential dwelling unit complex is in accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal; and
6. That the existing development within the District is so arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract.

BE IT FURTHER ORDAINED THAT by the Board of Alders of the City of New Haven that the

Planned Development District as amended by the Petition is hereby adopted with the modifications of the existing zoning requirements requested by Petition as described in the Petition and all of the plans, information, traffic studies, and related supporting materials submitted therewith and made a part of this Order, that the proposed general plans for the Planned Development District which accompany the Petition are hereby approved, and that the proposed amended Planned Development District is hereby approved as the zoning classification for the tract referenced above, as shown and described in the Petition are made part of this Order.

1. Upon full consideration of the aforesaid Petition and such other matters as were brought before the Board pertaining thereto, and upon the favorable, with conditions for a multi-family residential dwelling unit complex, recommendation of the City Plan Commission it is hereby found that:
 - (a) The overall design of the development as set forth in the Petition is such as to warrant modification of the standards contained in the Zoning Ordinance of the City of New Haven as set forth in the foregoing Petition and all of the plans, information, traffic studies, and related supporting materials submitted therewith and made a part of this Order; and
 - (b) The proposed Planned Development as described in the said Petition and all of the plans, information, traffic studies, and related supporting materials submitted therewith and made a part of this Order is:
 1. In accordance with the comprehensive plans of the City of New Haven in that it effectively develops the site in a manner which is compatible with surrounding development and the existing IL zone. Construction of the development has created and continues to be a unique complex of high architectural quality; and
 2. The General Plans for the PDD and site improvements and buildings constructed at the site pursuant to said General Plans are at a residential scale and form, and provides a transition from residential to industrial uses in a manner which is compatible with adjacent development in accordance with the objectives of Section 65(a); and
 3. The General Plans are unaffected by the Petition and they accurately describe the improvements and building constructed and existing upon the site.
 - (c) The Petitioner is the owner of the tract in question.
2. That the tract of land in question, as described above, has been and shall continue to be designated as a "Planned Development District" for the purposes stated in the Petition and all of the plans, information, traffic studies, and related supporting materials submitted therewith and made a part of this Order and that the modifications to the Zoning Ordinance set forth therein are hereby ordered and adopted subject to the provisions of Section 65 of the Zoning Ordinance of the City of New Haven.
3. That this zoning ordinance amendment be subject to the following conditions:
 - (a) A 112-room hotel with supportive uses having already been approved, use of the site as a multi-family residential dwelling unit complex is approved and all requirements of the Petition are conditions of approval.
 - (b) All project utility lines are located and shall remain underground, and on-site and off-site utilities shall be provided at no cost or liability to the City.
 - (c) City Plan Commission Report No. 1615-07, together with all the conditions therein, is incorporated herein by reference.