



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 8-24 Review, Transfer of 213-215 Lawrence Street to Wolverine
Property LLC- for consideration July 13, 2021

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Paul Bengtson, Principal Planner
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PROJECT: Transfer of 213-215 Lawrence Street (PID: 203-423-196) to Aaron Gill of Wolverine Property, LLC

ZONE: NX-2

TYPE: 8-24 Review, Referral from Court of Common Council per Connecticut General Statutes Sec.8-24 and Chapter 1, Section 1.3.10 of Zoning Regulations

APPLICANT: City of Hartford Court of Common Council

OWNER: City of Hartford

BACKGROUND INFORMATION

At the June 14, 2021 meeting of the Court of Common Council (hereinafter “Council”), the following item was introduced and referred to the Planning & Zoning Commission for a report:

Communication from Mayor Bronin, with accompanying resolution which would authorize the transfer of one (1) City-owned properties to Aaron Gill of Wolverine Property, LLC to accelerate remediation of blight (Item 2 on the agenda).

LEGAL STANDARD

The Commission advises the city council and city agencies about municipal improvements in accordance with 8-24 of the general statutes and section 1.3.10 of the Zoning Regulations. The Commission must primarily consider whether the transfer of land is consistent with the comprehensive plan of development.

STANDARD SPECIFIC TO THE USE

- Zoning Regulations, Chapter 1 Administration, Section 1.3.10 Review of Municipal Improvements.
- City of Hartford Plan of Conservation and Development entitled “Hartford City Plan,” adopted May 12, 2020 (the “POCD”).

FINDING OF FACTS

- Excerpts from letters from Mayor Bronin to the Council, dated June 14, 2021 (included in Attachment #1):
 - “Attached for consideration is a resolution that would authorize the sale of a blighted property at 213-215 Lawrence Street to Mr. Aaron Gill of Wolverine Property, LLC. As you know, Mr. Gill is a committed local resident and developer, and Chair of the Frog Hollow Neighborhood Revitalization Zone.”
 - “This sale would represent the first test case of the receivership law, Public Act No. 19-92, that we advocated for to help accelerate the remediation of blighted property. In August 2020, Mr. Gill was appointed receiver of this property by the courts in accordance with Public Act No. 19-92. In an effort to expedite the full remediation of the property, the City of Hartford initiated a foreclosure action and obtained title of the property in April 2021.”
 - “Wolverine Property LLC has agreed to purchase the historic property for the amount of \$5,500.00 and invest approximately \$461, 739.00 into a full renovation of the 3-family structure.”
- Highlights from Resolution submitted to Council, dated May 24, 2021 (included in Attachment #1):
 - “The City of Hartford through its Blight Remediation team is committed to addressing blight through the City of Hartford with the goal of bringing these blighted properties back to productive use.”
 - “The property had \$107,400.00 worth of Blight Liens and \$7,846.30 in Tax Liens.”
 - “The City of Hartford now wishes to transfer the Property to Aaron Gill of Wolverine Property, LLC and he will invest approximately \$461,739.00 into a full renovation of the 3-family structure with the intention of Mr. Gill occupying one of the units.”
 - “Wolverine Property, LLC has agreed to perform the improvements in accordance with the Hartford Affirmative Action Plan.”
 -
- Relevant Excerpts from the POCD:
 - Live400, Housing (p.38):
 - “accelerate blight remediation and get properties in the hands of caring owners.”
 - "revive blighted properties for new occupancy will improve property values and quality of life within neighborhoods.”

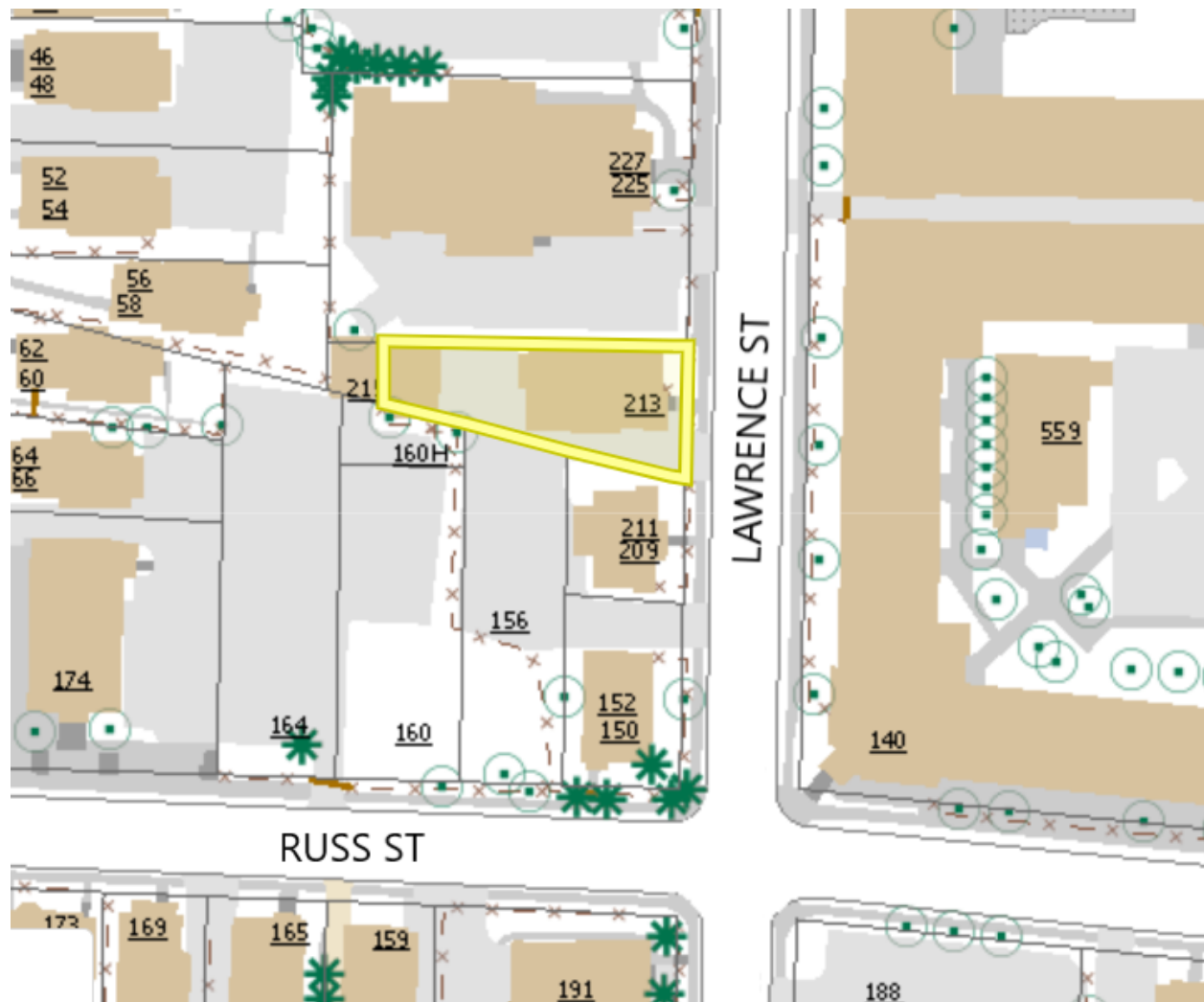


Figure 1. GIS Map



Figure 2. Front Façade Photo – Google Street View October 2020

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

No comments were received prior to the date of this report.

ANALYSIS

The subject property is considered surplus, and has no current municipal use to the City of Hartford. The site is developed with a three-family dwelling, which is a permitted use within the NX-2 zoning district. The use is proposed to continue, which is consistent with the Future Land Use Designation for the site which is Medium Density Residential.

The proposal submitted to the City is for the rehabilitation of the structure as an owner occupied three-family dwelling, by Wolverine Property LLC. This will result in the remediation of blight and positive investment in the Frog Hollow neighborhood.

The property is a contributing resource within the Frog Hollow National Historic District and therefore the City's Guidelines for Renovation and Additions to Historic Buildings should be complied with as part of the project.

Disposition of the property to Aaron Gill of Wolverine Property LLC is consistent with the POCD, as the site will be used as a three-family dwelling consistent with the site's future land use

designation of Medium Density Residential, and multiple goals of the POCD address blight remediation and returning properties to use.

Staff recommends that the property be transferred to the Aaron Gill of Wolverine Property LLC for the purposes of rehabilitation and use as an owner occupied three family dwelling.

STAFF RECOMMENDATION

Staff recommends approval, subject to conditions.

A draft resolution follows.

ATTACHMENTS

1. Referral from Court of Common Council, With Accompanying Letter from Mayor Bronin and Resolution.

SUBMITTED BY,



Paul Bengtson, Principal Planner



PLANNING & ZONING COMMISSION

8-24 REFERRAL FROM THE COURT OF COMMON COUNCIL

RESOLUTION

Transfer of 213-215 Lawrence Street to Aaron Gill, Wolverine Property LLC

July 13, 2021

Whereas, The Planning & Zoning Commission (“Commission”) received a referral and request for a report from the Court of Common Council (“Council”) regarding a Communication from Mayor Bronin, with accompanying resolution which would authorize the transfer of 213-215 Lawrence Street to Aaron Gill, Wolverine Property, LLC (hereinafter “Property”):

Whereas, Wolverine Property LLC submitted a proposal to rehabilitate the existing structure for use as an owner occupied three-family dwelling; and

Whereas, There is no current or future municipal use for the Properties; and

Whereas, The Plan of Conservation and Development, entitled “Hartford City Plan” adopted May 12, 2020, recommends the following action items be completed in order to make the City’s economy more prosperous and community more equitable:

- Accelerate blight remediation and get properties in the hands of caring owners.
- Revive vacant, blighted properties for new occupancy will improve property values and quality of life within neighborhoods.

Whereas, The Commission finds that the proposed transfer of the property is consistent with the comprehensive plan; **Now Therefore Be It**

Resolved, *That* the City of Hartford Planning & Zoning Commission hereby recommends
8-24 Review, Transfer of 213-215 Lawrence to Wolverine Property, LLC

that the Court of Common Council approve the transfer of the property, subject to the following:

1. The property shall be rehabilitated in accordance with the City of Hartford's Guidelines for Renovations and Additions to Historic Buildings.