



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Map Amendment for the rezoning of five lots
for consideration June 13, 2023

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Owen Deutsch, Principal Planner
owen.deutsch@hartford.gov

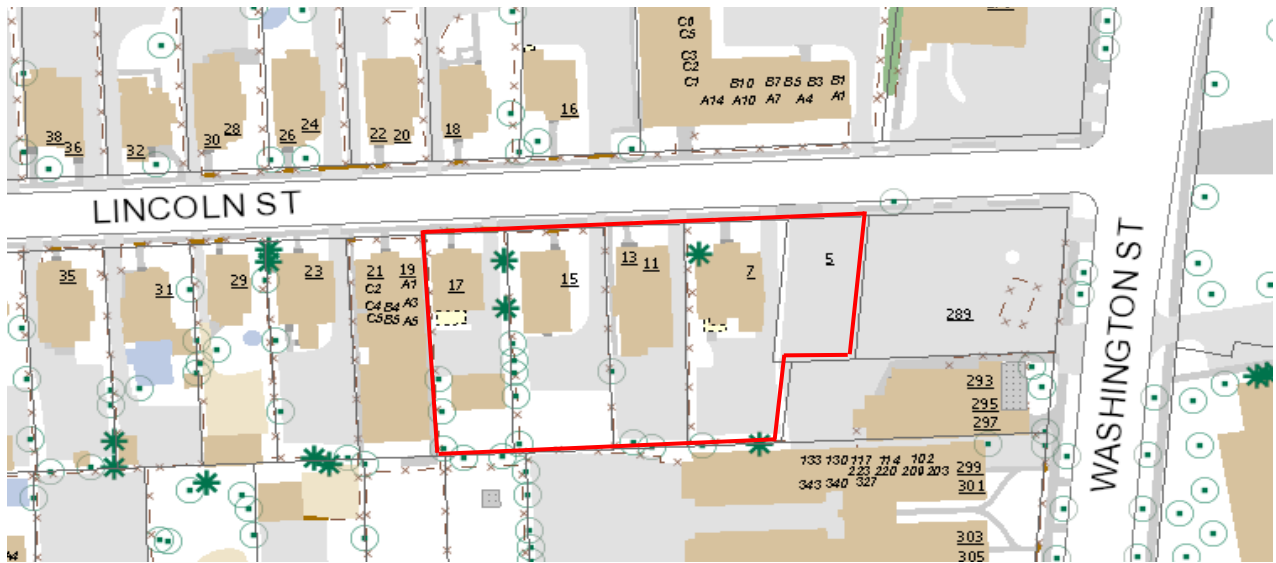
PROJECT: 5, 7, 11-13, 15, 17 Lincoln St
PARCEL IDS: 227-543-045, 227-543-046, 227-543-047, 227-543-048,
227-543-049 (RESPECTIVELY)
ACCELA ID: PZ-REZONE-23-000003

ZONE: NX-2, Neighborhood Mix Zoning District

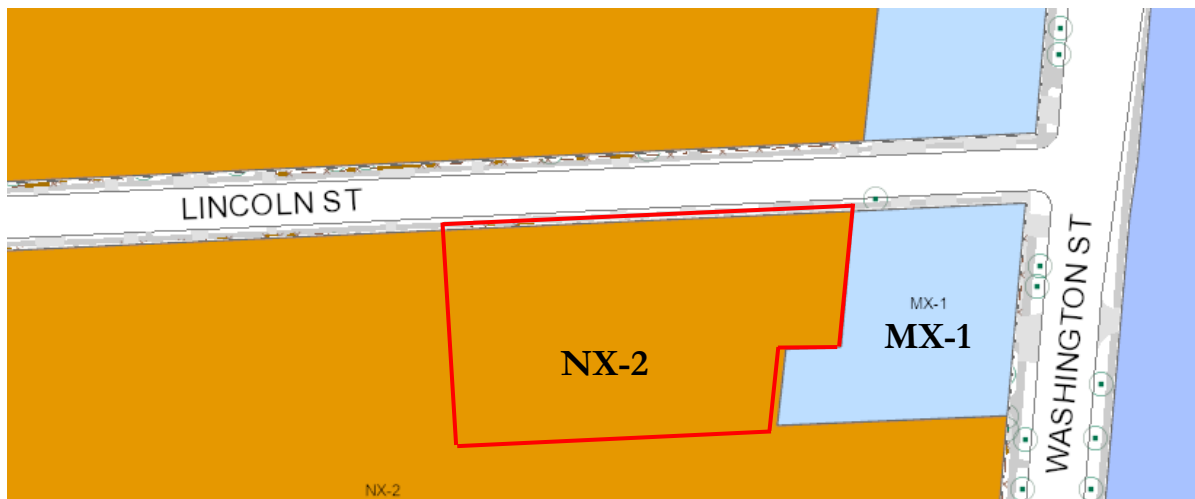
TYPE: Request for a zone change for five lots, from NX-2 to MX-1, per
Section 1.3.5

APPLICANT: LAZ Parking Realty Investors

OWNERS: Lincoln Realty LLC, Seven Lincoln LLC, Indira T. Googe Trustee, Lloyd A.
McKain, Manuela Reyes



Overhead View- Hartford GIS 2023



Current Zoning- Hartford GIS 2023

BACKGROUND INFORMATION

LAZ Parking Realty Investors, in partnership with Connecticut Children’s Medical Center (CCMC), is seeking to develop a parking garage across from the current CCMC medical campus, at the intersection of Lincoln Street and Washington Street in the Frog Hollow neighborhood. The parking garage will partially occupy the subject lots, currently zoned NX-2, as well as adjacent lots currently zoned MX-1. The parking garage will support the operations of CCMC, which is within the South End Health & Innovation District.

KEY APPLICATION TIMELINES

- Application Submission Date: April 25, 2023
- Date Application Accepted as Complete: April 25, 2023

- Application Date of Receipt: April 25, 2023
- Public Hearing is scheduled to open on Tuesday, June 13, 2023; Open Hearing Deadline: June 29, 2023.
- Close Hearing Deadline (if opens June 13, 2023): (35 days after opening) Tuesday, July 18, 2023
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews requests for re-zonings in accordance with Zoning Regulations section 1.3.5. The Commission must consider the plan of conservation and development and state on the record its findings on the consistency of the proposed amendment with such plan.

STANDARD SPECIFIC TO THE USE

Chapter 1.0 – Administration

Sec.1.3.5 – Zoning Amendments

C. Application Submittal Requirements.

(2) An application for a proposed map amendment must include the existing and proposed zoning designation of the subject property and be accompanied by a map or maps of the subject property or properties and all contiguous streets. The existing zoning district boundaries and the proposed zoning district boundaries must be accurately indicated on such map or maps, which must be at a scale corresponding with that of the city's official zoning map.

G. Decision-Making.

(1) Following the close of the public hearing, the commission must act to approve, approve with modifications, or deny the proposed zoning map amendment.

(2) In making its decision on a proposed amendment, the commission must consider the plan of conservation and development and state on the record its findings on the consistency of the proposed amendment with such plan.

(3) Zoning map amendments may be approved by a simple majority vote, except in the case of a valid Protest Petition (see 1.3.5 H.).

(4) In acting on zoning map amendments, the commission is authorized to approve a zoning classification that is the same or less intensive than the zoning classification that was described in required public notices.

Chapter 2.0 – Districts

Sec. 2.1.1 – Purpose & Applicability

Neighborhood Mix (NX)

The NX districts include the most intensive mixes of residential building types, all permitting Multi-Unit Dwelling uses and Apartment Building Types in a low-scale neighborhood setting.

NX-2: The NX-2 district is intended for neighborhood areas with a wide mix of building forms, including Apartment Buildings, Stacked Flats, and multi-unit House Type B Buildings. This is the most common NX district.

Multi-Use Mix (MX)

The MX districts are either centered around large-scale institutional facilities including the State Capitol area, universities, hospitals, and in other areas where low-scale mixed-use development is appropriate. These districts include a mix of compatible office or residential uses in the General Building Type and residential building types.

MX-1: The MX-1 district is a lower intensity district intended to be compatible with adjacent historic neighborhoods. This district includes office, institutional, and/or residential uses in a mix of lower scaled General, Apartment, Row, House A, and House B Building Types.

Plan of Conservation and Development

Ten Transformative Projects: South End Health & Innovation District- Let's envision a district anchored by two nationally recognized hospitals, which connect pedestrian and bikers to green space, and which re-imagines Washington Street and Retreat Avenue.

FINDING OF FACTS

Subject properties:

- Zoning: NX-2, Neighborhood Mix District
- Lot size:
 - 5 Lincoln: 5,000 sf; Lot width: 50'
 - 7 Lincoln: 8,985 sf; Lot width: 65'
 - 11-13 Lincoln: 7,200 sf; Lot width: 50.6'
 - 15 Lincoln: 9,000 sf; Lot width: 60'
 - 17 Lincoln: 7,500 sf; Lot width: 50'

Total lot size: 37,685 sf

- 5 Lincoln St is a leased surface parking lot. The remaining four lots are occupied by residential apartments or two-family dwellings.
- Adjacent and nearby land uses from 17 Lincoln westward along Lincoln St. are residential. Land uses adjacent and across Lincoln St. from 5 Lincoln are commercial or institutional, including CCMC, J Restaurant and Bar (non-conforming, purchased by Lincoln Realty LLC in 2007), and a car wash (purchased by CCMC in 2022).

Subject Lots



Figure 1. Existing Conditions- 5 Lincoln (Google Maps June 2021)



Figure 2. Existing Conditions- 7 Lincoln (Google Maps June 2021)



Figure 3. Existing Conditions- 11-13 Lincoln (Google Maps June 2021)



Figure 4. Existing Conditions- 15 Lincoln (Google Maps June 2021)



Figure 5. Existing Conditions- 17 Lincoln (Google Maps June 2021)

Adjacent Lots



Figure 6. Existing Conditions- 10 Lincoln, across from 7, 11-13 and 15 Lincoln (Google Maps June 2021)



Figure 7. Existing Conditions- 289 Washington, adjacent to 5 Lincoln, and 295 Washington in background (Google Maps June 2021)



Figure 8. Existing Conditions- 271 Washington St., across Lincoln St. from 289 Washington
(Google Maps June 2021)



Figure 8. Existing Conditions- 282 Washington St., across Washington St. from 289 Washington
(Google Maps June 2021)

Proposed use:

A structured parking garage is proposed for 289 Washington St. as part of a separate application (PZ-SPUSE-23-000010). The garage would also occupy 295 Washington and the subject lots, and is proposed to include ground floor retail and a pedestrian walkway connecting to Connecticut Children’s Medical Center across Washington St.



Figure 9. Proposed garage at 289 Washington- View west down Lincoln St.

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

As of time of writing, no comments have been received on this Map Amendment application.

ANALYSIS

The current zoning of the subject lots- NX-2- allows for parking as a principal use with a special permit. The proposed zoning- MX-1- also allows for parking as a principal use with a special permit. The primary address of the proposed parking garage is 289 Washington St., which is currently zoned MX-1, as well as the adjacent lot at 295 Washington. However, the garage will require the merger of 289 Washington and 295 Washington with the subject lots, creating a single, split-zoned lot. The rezoning of the subject lots will avoid this split-zoning. Multi-Use Mix (MX) districts are intended to be centered around large-scale institutional facilities such as hospitals, and the MX-1 district is intended to be compatible with adjacent historic neighborhoods and include institutional and/or residential uses. As such, it is a more appropriate zoning designation for this purpose than Neighborhood Mix (NX) districts, the intent of which does not include institutional uses.

The applicant intends to file an application for a lot combination of the subject lots and 289 and 295 Washington Street. That application will be made subsequent to this application. The applicant

requests that the approval of this map amendment application be conditioned on the approval of the lot combination. Lot combination applications can be approved administratively if no new parcels are created, new conformities created, or existing nonconformities expanded. Per Section 1.3.1.F(6)(d), decision-making bodies may require the merger of lots to be developed in common as a condition of approval.

A Special Permit application for the proposed parking garage (PZ-SPUSE-23-000010), has been submitted. The applicant states that the lot combination application above will be made subsequent to the approval of this Special Permit application. The approval of this Map Amendment application will therefore also be conditioned on the approval of the Special Permit application.

STAFF RECOMMENDATION

Staff recommends approval of this Map Amendment application, with the conditions that associated applications be approved: 1) administrative lot combination of the subject lots and two additional lots, and 2) special permit for the proposed parking garage.

A draft resolution follows.

ATTACHMENTS

1. Proposed Resolution
2. Application Documents
3. Memorandum to Director Howard re: Requested Condition of Approval

REVIEWED AND EDITED BY,

Erin Howard, Acting Planning Director



CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
5, 7, 11-13, 15, 17 LINCOLN STREET
MAP AMENDMENT

Whereas, The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a Map Amendment to change the zoning of five lots located at 5, 7, 11-13, 15 and 17 Lincoln Street, from NX-2 to MX-1, per Section 1.3.5 of the Zoning Regulations; and

Whereas, Section 1.3.5.F requires that the Planning & Zoning Commission consider the Plan of Conservation and Development and state its findings on the consistency of the proposed amendment with such plan; and

Whereas, The map amendment is proposed for the purpose of developing a parking garage supporting Connecticut Children’s Medical Center, the campus of which is directly across from the subject lots and within one of the Plan and Conservation Development’s Ten Transformative Projects, as the South End Health & Wellness Center; and

Whereas, The intent of Multi-Use Mix Districts generally, and the MX-1 District specifically, are to center around large-scale institutional facilities, such as hospitals, and to include a mix of residential uses and be compatible with adjacent historic neighborhoods; and

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission does hereby **deny/approve** the request for a Map Amendment to rezone the subject lots from NX-2 to MX-1, with the following condition of approval:

1. An associated application be administratively approved for a lot combination of the subject lots and two additional lots;
2. An associated Special Permit application be approved for the proposed parking garage.

Be It Further,

Resolved, This 13th day of June, 2023.