



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Map Amendment for the rezoning of 532 Ann Uccello
 for consideration May 30, 2023

STAFF REPORT

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

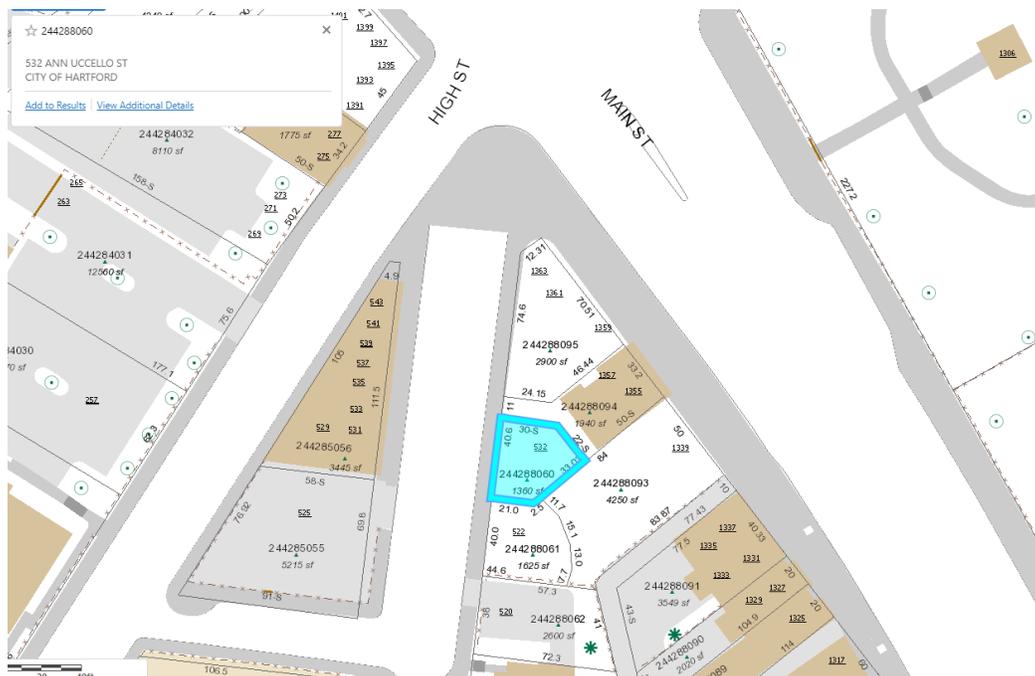
PROJECT: Arrowhead Development Project
 532 Ann Uccello
PARCEL IDS: 244-288-060
ACCELA ID: PZ-REZONE-23-000001

ZONE: NX-1, Neighborhood Mix Zoning District

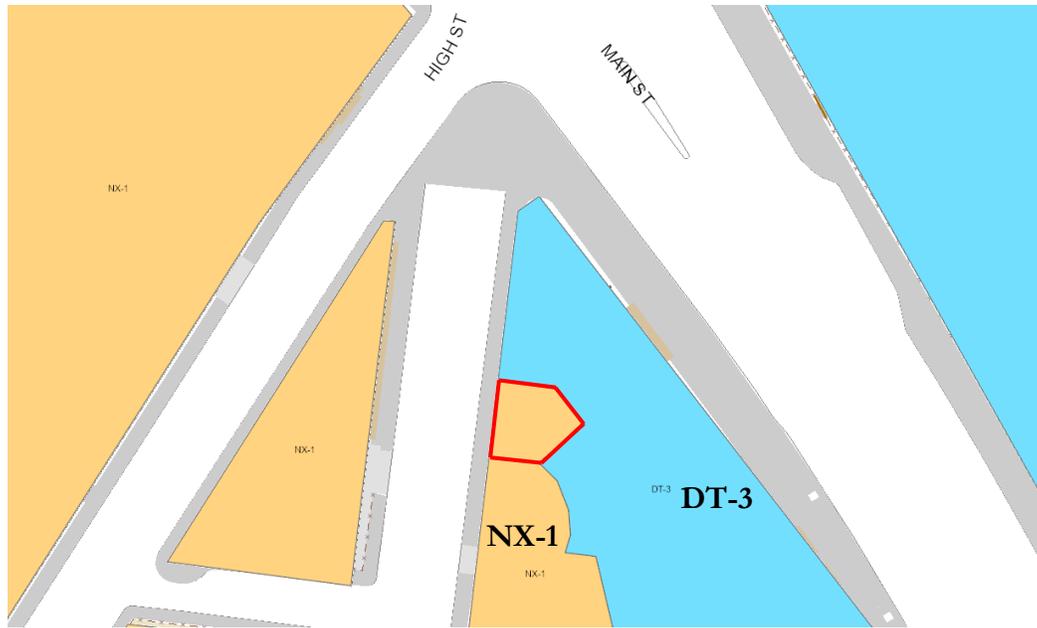
TYPE: Request for a zone change from NX-1 to DT-3, per Section 1.3.5

APPLICANT: Eric Polinsky (The Carabetta Companies)

OWNER: City of Hartford



Overhead View- 529 Ann Uccello (Hartford GIS 2023)



Current Zoning- 532 Ann Uccello (Hartford GIS 2023)

BACKGROUND INFORMATION

This application to rezone 532 Ann Uccello Street from NX-1 to DT-3 is filed concurrent with the Arrowhead Development Project. The Arrowhead Development Project will consist of renovations to the Flat Iron building at 525 and 529 Ann Uccello, to create approximately 2,400 square feet of ground-floor retail space, and approximately 14 apartments, as well as development of a new building at 1355,1359-1363 Main Street and 532 Ann Uccello Street, consisting of approximately 23 residential units (17,000 sf new construction, 6,000 sf existing residential) and approximately 5,000 square feet of ground-floor commercial space. Also intended for development is a co-op building at 506-520 Ann Uccello, entailing redevelopment of six residential units (approx. 6,600 sf). These properties are within the “Salvin Block”, and the broader “Arrowhead Gateway” area under development.

KEY APPLICATION TIMELINES

- Application Submission Date: April 6, 2023
- Date Application Accepted as Complete: April 6, 2023
- Application Date of Receipt: April 25, 2023
- Public Hearing is scheduled to open on Tuesday, May 30, 2023; Open Hearing Deadline: June 29, 2023.
- Close Hearing Deadline (if opens March 2, 2022): (35 days after opening) Tuesday, June 27, 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-1: The NX-1 district is intended for neighborhood areas that currently include a mix of Apartment Buildings and House Type B with multiple units in each building. Row Buildings are permitted, though few exist in these areas.

Downtown (DT)

The DT districts are intended to regulate for the highest intensity of development in the city, while respecting the historic building scale of the downtown and the adjacent blocks.

Each district permits a mix of uses and is intended to create an active atmosphere throughout the day and into the evening.

DT-3: The DT-3 district is intended to preserve and complement the scale of existing buildings, extending out of downtown along Main Street. Major pedestrian routes are defined along primary streets with required groundfloor storefront retail uses, including Allyn Street, Main Street, Trumbull Street, Pratt Street, and Lewis Street.

Plan of Conservation and Development

Ten Transformative Projects: Downtown North- Let's position the Downtown North project as the gateway from downtown to North Main and Albany Avenues, and ensure that Clay Arsenal benefits from amenities and opportunities that follow.

FINDING OF FACTS

Subject properties:

- Zoning: NX-1, Neighborhood Mix District
- Lot size: 1,360 sf
- 532 Ann Uccello is currently vacant
- The existing historic Arrowhead Cafe building is located to the north of the parcel. The historic Co-op building and its parking area is located to its south. The Flat Iron building is located to the west, across Ann Uccello Street.

Subject Lot



Figure 1. Existing Conditions- 532 Ann Uccello (Google Maps October 2020)

Proposed use:

A rehabilitation and expansion of the existing Arrowhead Café building is proposed at 1355,1359-1363 Main Street and 532 Ann Uccello Street, consisting of approximately 23 residential units (17,000 sf new construction, 6,000 sf existing residential) and approximately 5,000 square feet of ground-floor commercial space. 532 Ann Uccello Street is projected to include the building footprint, as well as space for parking and/or landscaping.



Figure 3. 532 Ann Uccello, 1355 Main, 1359-1363 Main/Arrowhead building development (left) (view southeast from High St.)



Figure 3. 532 Ann Uccello, 1355 Main, 1359-1363 Main/Arrowhead building development (view northeast from Ann Uccello St.)

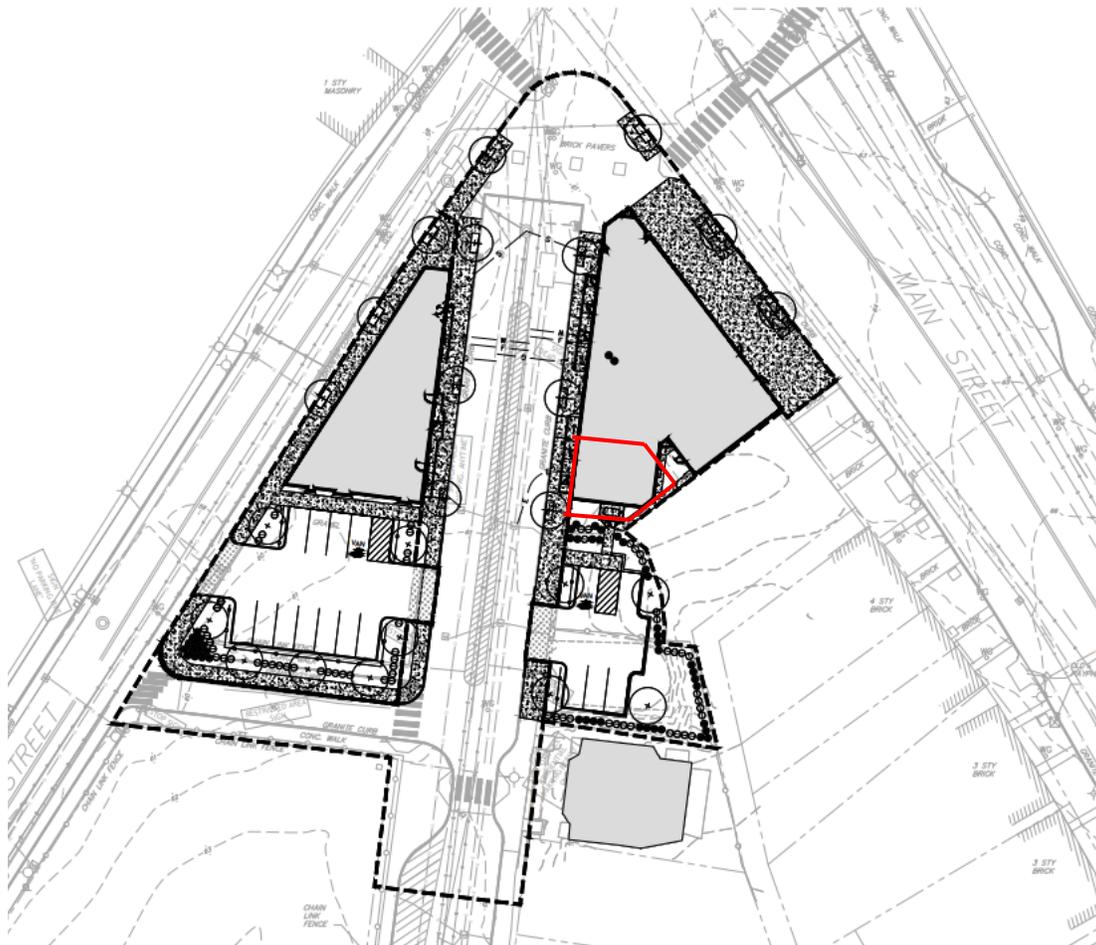


Figure 4. Arrowhead Redevelopment Project Site Plan (532 Ann Uccello outlined)

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

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

ANALYSIS

The Downtown North area is designated in the “Future Land Use Map” as high-density mixed-use and medium-density mixed-use, in line with Downtown. 532 Ann Uccello is designated for medium-density mixed-use.

The purpose of Neighborhood Mix districts is to include mixes of residential building types, in a low-scale neighborhood setting, but no consideration is made of commercial or other mixed uses. However, the purpose of Downtown districts is to permit of a mix of uses, intended to create an active atmosphere, and to regulate for the highest intensity of development in the city, while respecting the historic building scale of the downtown and the adjacent blocks. The DT-1 district is the highest-intensity Downtown district, intended for the downtown core. The DT-2 district is intended for mid-scale high-rise buildings on the edges of downtown. The DT-3 district is intended to preserve and complement the scale of existing buildings, extending out of downtown along Main Street. This is the most appropriate district for the scale of existing buildings, and the most appropriate district geographically, as the Arrowhead Gateway area is an extension of downtown

along Main Street. All of the parcels in the Arrowhead Gateway area along Main Street south of Ely Street have been zoned DT-3, including most adjacent parcels, and a pending Map Amendment application (PS-REZONE-23-000002) would result in the lots along Ann Uccello Street immediately west of the subject lots being zoned DT-3, as well. DT-3 is also the most appropriate district for the historical context of the Salvin Block, including the Arrowhead and Flat Iron buildings.

The DT-3 district will allow for an “active atmosphere” to be realized by future development, and is a timely and desirable progression of zoning in the Arrowhead Gateway area, as downtown expands further north consistent with the Downtown North Transformative Project of the POCD. Such transformation is not consistent with the NX-1 district. Staff therefore recommend approval of this map amendment to rezone 525 & 529 Ann Uccello from NX-1 to DT-3.

STAFF RECOMMENDATION

Staff recommends approval of this Map Amendment application.

A draft resolution follows.

ATTACHMENTS

1. Proposed Resolution
2. Application Documents

REVIEWED AND EDITED BY,

Erin Howard, Acting Planning Director



**CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
532 ANN UCCELLO 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 532 Ann Uccello Street, from NX-1 to DT-3, 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 renovating and expanding the historic Arrowhead Café building, which is within one of the Plan and Conservation Development's Ten Transformative Projects, as Downtown North; and

Whereas, The intent of Downtown Districts generally are to regulate for the highest intensity of development in the city, while respecting the historic building scale of downtown and the adjacent blocks, permitting a mix of uses and intended to create an active atmosphere; and

Whereas, The intent of the DT-3 District specifically is to preserve and complement the scale of existing buildings, extending out of downtown along Main Street; 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-1 to DT-3.

Be It Further,

Resolved, This 30th day of May, 2023.