

PLAN COMMISSION
City of Hartford
April 13, 2020
Via Zoom

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Ralph Kuepper, Tony Anderek, Scott Henke, Tom Stapleton, and Alderperson Liaison Barry Wintringer

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew; Patrick Patton, Prescription Analytics

Call to Order - Chairperson Michalak called the meeting to order virtually at 5:30 p.m.

Minutes - Chairperson Michalak requested review of the minutes of March 9, 2020. Motion by Regan, second by Kuepper to approve minutes of March 9. Motion carried.

Appearances - Chairperson Michalak noted that all who requested to attend meeting were present.

Discussion and Consideration a Proposed Amendment to the City of Hartford 2030 Smart Growth Plan, 780 East Loos Street

Executive Summary Review:

In 2010 the Plan Commission and Common Council approved the nine elements of the City of Hartford 2030 Smart Growth Plan and component Long-Range Land Use Map. The Long-Range Land Use Map was subsequently amended for small areas later in 2010, 2012, 2016, and 2018. During the Smart Growth creation process, Staff indicated that proposed changes were likely to come forward occasionally, primarily from land owners. The Plan Commission and Common Council can vote to change the City of Hartford 2030 Smart Growth Plan at any time. Ideally the Long-Range Land Use Map should serve as a template of how the City views the current and future mix of land uses in and around Hartford. However, some of the land uses described in the Long-Range Land Use Map do not ideally describe the land use that exists or could appropriately exist in a given area. For example, in the downtown area, there are individual buildings that include residential, commercial and light industrial uses. This mix of uses is viable outside of the downtown as well. Hartford's Long-Range Land Use Map, similar to its zoning ordinance, is based on the Euclidian model. The Euclidian model seeks to separate incompatible uses. However, over time this approach has served to separate almost all different uses, rather than just the incompatible ones. It is important that the City of Hartford keep zoning and land use flexible to ensure that compatible uses can be intermixed, thus creating more memorable and sustainable neighborhoods. Our focus in reviewing proposed land use plan amendments should be to identify and prohibit the

incompatible uses, and be open to changes to the plan that are compatible with surrounding land use patterns. Staff recommended that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following change: 780 East Loos Street. The adopted Smart Growth Plan identifies this area for medium density residential, mixed single and two family, 3.0 - 5.81 units/acre. The applicant is requesting commercial development, specifically B-4 Professional Office District. Surrounding areas are designated as follows: North: Commercial and medium density residential (3.0 - 5.81 units/acre); West: High density residential (8 - 11 units/acre), medium density residential (3.0 - 5.81 units/acre); South: Park & open space (the area directly across Loos Street from this parcel); East: High density residential (11 - 14 units/acre) and conservancy. The portion of this parcel that is wetland is designated as conservancy and is not developable. Under the current land use designation, the developable portion (approximately 3.1 acres) would be expected to be developed with 9-17 residential units. The entire parcel is 6.35 acres. Per the recent wetland delineation, the entire southern portion of the property is wetland. This section of the property is closest to residential developments. The northern portion of the parcel (the area to be developed) is closest to commercial or intended commercial uses, with residential development or intended residential development only along the northwest corner of the parcel. The applicant proposes an office building to house a consulting business. The business, Prescription Analytics, is currently located at 823 East Sumner Street. The proposed B-4 Professional Office District is appropriate for the business and is an appropriate zoning for the parcel considering the pond uses surrounding the north section of the property. Staff believes that the proposed zoning is an appropriate alternative to the Smart Growth/Long Range Land Use map designation of mixed single and two family development. The most recent wetlands designation removes most of the southern portion of the lot from residential development and a professional office building would be a less-intense use than multiple dwelling units located close to East Sumner Street's commercial corridor. Staff recommends that the City of Hartford 2030 Smart Growth Plan/Long-Range Land Use Map be amended for 780 East Loos Street to allow for a rezoning to B-4 Professional Office District.

Plan Commission Discussion, Proposed Amendment to the City of Hartford 2030 Smart Growth Plan, 780 E. Loos Street:

Mr. Drew reviewed the executive summary, changing to a split screen to show renderings. Mr. Drew noted that the southern half of the property is wetlands. Chairperson Michalak asked how big the developed portion of the property was going to be. Mr. Drew replied that the developed area was 2.75 acres. Alderperson Liaison noted that the address of the property was on Loos Street but the development would be facing Wilson, with a driveway off of Wilson - would the address be changed? Mr. Drew affirmed. Chairperson Michalak asked for input from Alderperson Liaison Wintringer who lives on Loos Street. Alderperson Wintringer noted his approval based on where the project is located, quality of the renderings indicating a pleasing development, and the change in address. Member Regan asked if the property could be divided. Mr. Drew noted that the City would probably not oppose a land division, but the only reason to divide the property would be to donate or sell it, and it is undevelopable. Motion by Henke, second by Wintringer to recommend approval of the

proposed amendment to the 2030 Smart Growth Plan for 780 East Loos Street. Motion carried.

Discussion and Consideration of a Rezoning Request for 780 East Loos Street

Executive Summary Review:

Keller Incorporated, representing Prescription Analytics, has requested rezoning for 780 East Loos Street (tax key number 36-2104-007-021), from A-1 Agricultural District to B-4 Professional Office District. The property, with an East Loos Street address, borders on East Loos and South Wilson and extends north to Bell Avenue. Properties on East Sumner back up to its north border, and its west border runs along properties on Brault Street, McKinley Avenue, and Misty Meadows Boulevard. The property was originally part of a larger annexation that occurred in 1996. This annexation resulted in the extension of South Wilson and East Loos, and the development of the multi-family and condo developments on the east side of South Wilson (Wilson Heights, Fox Haven and Willow Glen). A professional medical office development concept plan and B-4 rezoning was approved in 2005 for 150 South Wilson, north of what is now Wilson Heights Apartments. That development did not move forward but the parcel remains B-4 and conservancy zoning. Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and bio-technology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City. The proposed location at 780 East Loos Street was originally intended for residential development but given that the parcel has a large area made up of wetlands that is inappropriate for development, the lesser impact of a single professional office development makes sense. The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north. The mixed-use nature of this area makes it a particularly good fit for B-4 zoning given the explanation of B-4 in the Municipal Code: ‘The B-4 Business District is intended to provide for individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood uses and not exhibit the intense activity of retail or wholesale business districts.’ The site plan for the proposed structures indicate plenty of room to meet setback requirements for the B-4 zoning and for required wetland buffer setbacks. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning Request, 780 East Loos Street :

Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. There were no comments. Motion by Henke, second by Stapleton to recommend approval of the rezoning request for 780 East Loos Street. Motion carried.

Discussion and Consideration of a Site Plan Review of an Office Building for Prescription Analytics at 780 East Loos Street

Executive Summary Review:

Keller has submitted a site plan for an office building and storage building near the intersection of Bell Avenue and South Wilson Avenue. Though the property currently has a 780 East Loos Street address, the developable area is along the north half of the

property. The office building would be for Prescription Analytics. Prescription Analytics is a consulting firm specializing in supporting pharmaceutical, life science and biotechnology companies. They have outgrown their current location at 823 E. Sumner Street and have been looking for expansion opportunities that allow them to stay in the City. Keller has also submitted a Smart Growth Plan amendment to allow for commercial development, and rezoning petition to zone the property to B-4 Office. The Common Council would need to approve the smart growth plan amendment and rezoning petition (April 14) for an approval of this site plan to take effect. The property is surrounded by single-family, multi-family and duplex units on the west; conservancy zoning to the south; multi-family, B-4 Professional Office, B-5 Highway Business District, and conservancy zoning to the east; and single-family and B-4 zoning to the north. The proposed office building would be 6,155 square feet and would be arranged near the northeast portion of the property and would have the following setbacks, all of which meet Code requirements: 80 feet from the South Wilson Avenue Right-of-Way; 225 feet from the McKinley Avenue Right-of-Way; 80 feet from the north lot line; 175 feet from the wetland to the south. The storage building would be 2,400 square feet and would be setback 45 feet from the South Wilson Avenue Right-of-Way and 25 feet from the north property line, both of which meet B-4 setback requirements. Lot Coverage would be approximately 7.1% of the 2.75 - acre developable portion of the lot, which meets the requirements for the B-4 Office District. The adopted Smart Growth Plan identifies this area for residential development at 3.0-5.8 units per acre. The Developers have proposed a change to the Smart Growth Plan to allow commercial development. The proposed office use is allowed in the B-4 Office District as a permitted use. The office building would be a single-story pitched roof structure with a **façade** of a stone veneer wainscot and between windows on the east side, and gray vertical LP siding (engineered wood), along with a decorative entrance canopy and back porch. Numerous windows are present on each side of the building. The storage building would have a **façade** of gray vertical LP siding. Four panelized garage doors would be present on the south **façade**. Overall, the proposed design is attractive and will fit in well with adjacent buildings. The building would be accessed from a 24-foot-wide driveway on South Wilson Avenue. The Municipal Code permits driveways in the B-4 District up to 30 feet wide at the ROW line with 10-foot minimum setbacks from adjacent properties. The plan meets this requirement. The plan shows 21 parking stalls, with an ability to add additional parking to the south. The parking proposed should be adequate for the office use and meets Code requirements. It appears the site will have more than one acre of land **disturbance**. If so, this will require a DNR WRAPP permit for the **project**. Staff believes that the site may be exempt from the post construction performance standards of NR 151 if the site has less than 10% connected impervious **surface**. The Developer's engineer will need to verify this. If the site has less than 1 acre of land disturbance, then they will just need an erosion control permit from the City. Keller submitted a landscaping plan with a mixture of deciduous and evergreen shrubs as well as perennials surrounding the building. In addition, the plan shows 17 evergreen shrubs surrounding the dumpster enclosure and flanking the street side of the storage building. The Developer proposes some lights on the building. Given that no parking lot light poles are proposed and the distance from the building to the edge of the property, Staff determined that a photometric plan was not needed. If parking lot light poles are added, the Developer will need to submit a photometric plan meeting City requirements.

A dumpster enclosure is shown at the southeast end of the parking lot. It will be composed of LP siding to match the building. In addition, fencing is shown along the north east side of the property. The Developer will need to work with planning and inspection staff to secure a permit for the fence. Electric, sanitary sewer and water are available to the property from a combination of South Wilson Avenue and McKinley Avenue. The water main on McKinley is a 10" WM - not a 6" WM. And the preferred tapping location is on McKinley Ave. Primary electric facilities will need to be extended to the **site**. We will review and determine the best location for the source - either the overhead line on Brault St. or from the corner of Wilson and Loos St. The developer/owner is responsible for the cost of the extension. The developer/owner should contact Mike Thimm to discuss transformer locations, extension costs, etc. Planning Staff recommended approval of the Site Plan Review subject to Council approval of the Smart Growth Plan Amendment to allow commercial development, and Council approval of the petition to rezone the property to B-4 Professional Office District.

Plan Commission Discussion, Site Plan, 780 East Loos Street

Mr. Drew reviewed the executive summary. Chairperson Michalak asked about permeable pavement to allow the developer to forego difficulty with the DNR. Mr. Drew noted that permeable pavement is an option the developer could pursue. Chairperson Michalak requested that no above-ground wires be put in place and the developer should be encouraged to have underground wires. Mr. Drew replied that he would pass comments along to Brian Rhodes. Chairperson Michalak encouraged verbiage that would keep overhead wires out of the development. Mr. Drew replied that he would talk to Brian Rhodes and get an answer before the Tuesday Common Council meeting and noted that approval was subject to Council approval of the Smart Growth amendment and the rezone. Patrick Patton of Prescription Analytics commented that Scott from Keller was working on bringing electric from Brault Street so there would be no overhead lines. Member Henke asked if there would be access from McKinley Avenue. Mr. Drew stated that access from McKinley Avenue was not proposed. Member Henke asked if access was planned from STH 60 (East Sumner Street). Mr. Patton noted that the current location at 823 E. Sumner will be sold. Chairperson Michalak asked if Prescription Analytics will be the only occupant of the building. Mr. Drew affirmed. Motion by Henke, second by Wintringer to approve the site plan for 780 E. Loos Street. Motion carried.

Meeting adjourned by call of Chair at 5:53 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

