



COMMISSION SITE PLAN REVIEW

OF A PROPOSAL TO DEMOLISH AN EXISTING GAS STATION CONVENIENCE STORE AND CONSTRUCT A NEW CONVENIENCE STORE LOCATED AT 335 CAPITOL AVENUE

DECEMBER 9, 2014

Applicant

Noble Energy Inc.

Owner

335 Capitol Ave LLC

Staff

Name Jonathan E. Mullen, AICP

Title Principal Planner

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Phone (860) 757-9050

Zone

R-1

POCD Designation

Medium Density Residential

Lot Size

7800 square feet

Current Use

Single Family Residence

Applicable Zoning Regulations

Sections 170 & 172

854

Notification

- Hartford Courant
November 7th and 14th

PROPOSAL

The applicant proposes to demolish an existing convenience store and build a new convenience store at the gas station located at 335 Capitol Avenue.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning and Zoning Commission approve the proposed plan to demolish the existing convenience store associated with the gas station located at 393 Capitol Avenue and construct a new store on the same footprint subject to the following conditions:

1. The applicant gets approval from the Historic Preservation Commission of the Design of the new building.
2. The applicant submits a landscape plan that meets the requirements for tree canopy coverage for a lot in the B-3 zoning district as described in section 1015 (a) (1) of the zoning regulations



Street View of 395 Capitol Avenue Looking Southwest



**CITY OF HARTFORD
PLANNING AND ZONING COMMISSION
RESOLUTION**

SITE PLAN & DESIGN REVIEW OF A PLAN

**TO DEMOLISH AN EXISTING GAS STATION CONVENIENCE STORE AND CONSTRUCT A NEW CON-
VENIENCE STORE LOCATED AT 335 CAPITOL AVENUE**

DECEMBER 9, 2014

- Whereas,** The City of Hartford Planning and Zoning Commission has reviewed an application for site plan and design review to demolish an existing convenience store and build a new 3,180 square foot convenience store at the gas station located at 335 Capitol Avenue; and
- Whereas,** The property has been used as a gas station with a convenience store since 1978; and
- Whereas,** Along with the reconstruction of the store and the canopies, the applicant intends to remove the underground fuel storage tanks which have reached the end of their functional life; and
- Whereas,** The layout and circulation pattern on the site will remain essentially unchanged. All entrances and exits will remain as they currently exist; and
- Whereas,** The parcel on which the applicant intends to build is located in the Frog Hollow National Historic District and therefore falls under the jurisdiction of the City of Hartford Historic Preservation Commission; Now Therefore Be It Resolved
- Resolved,** The City of Hartford Planning and Zoning Commission hereby approves the site plan to demolish and existing convenience store and build a new 3,180 square foot convenience store at the gas station located at 335 Capitol Avenue; as shown in the submission package entitled "Proposed Filling Station Renovation" dated November 25, 2014 prepared by Benesch & Company 90 National Drive Glastonbury, CT 06033, subject to the following condition:
1. The applicant must appear before, and abide by the design recommendations of the City of Hartford Historic Preservation Commission
 2. The applicant submits a landscape plan that meets the requirements for tree canopy coverage for a lot in the B-3 zoning district as described in section 1015 (a) (1) of the zoning regulations

Now Be It Further;

Resolved, This ninth day of December, 2014

REVIEW

SITE DESCRIPTION

The lot at 335 Capitol Avenue is a seven .5 acre lot that is improved with a 1 story frame and masonry convenience store built in 1978. The property is located in the B-3 zoning district in the Frog Hollow neighborhood.

ADJACENT USES

NORTH – A surface parking lot

SOUTH – A two story apartment building

EAST – A nine story apartment building

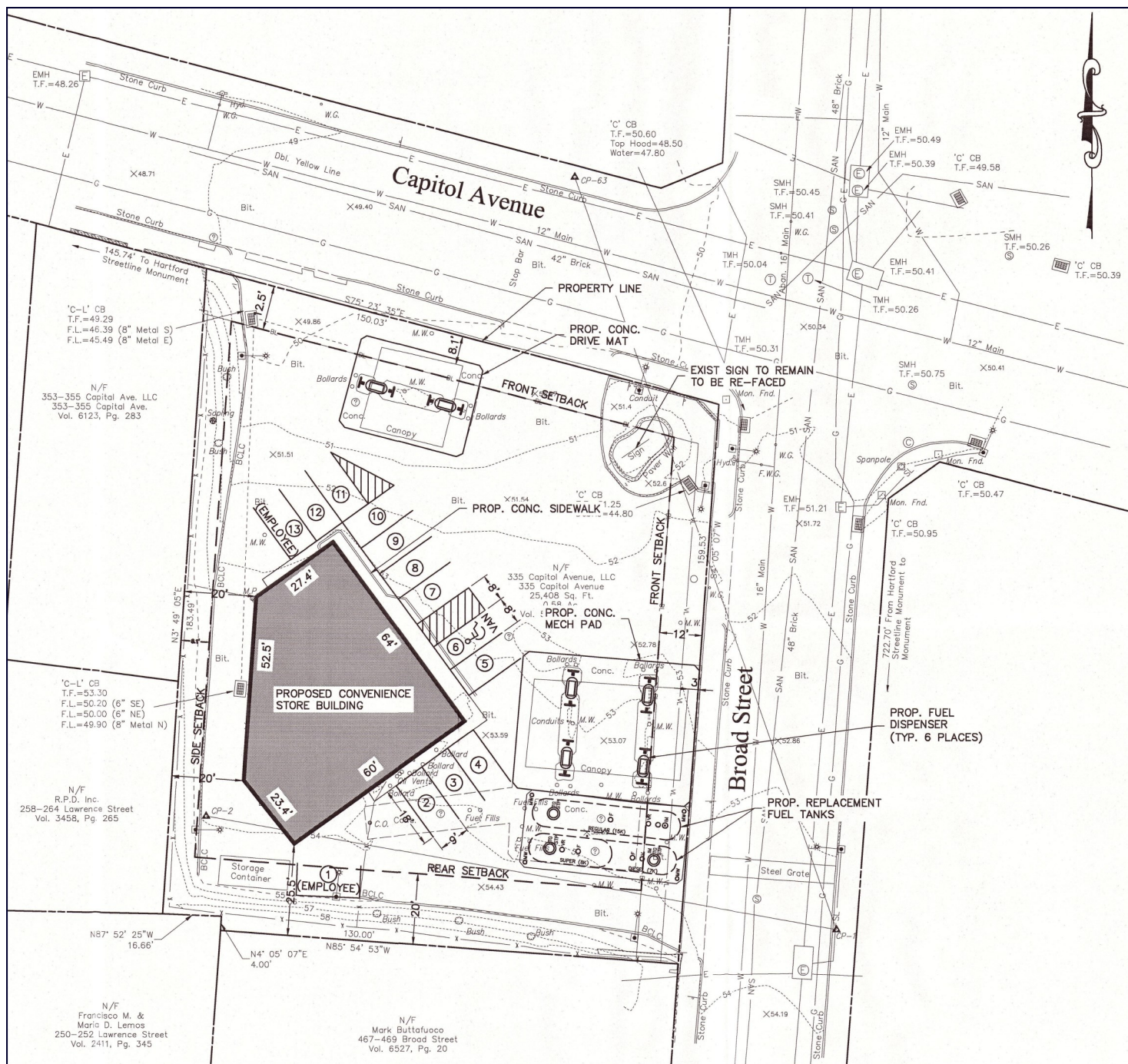
WEST – A 3 story apartment building



Aerial View of 393 Capitol Avenue looking South

BACKGROUND

The applicant has recently purchased the site which has been used as a gas station with a convenience store since 1978. Along with the reconstruction of the store and the canopies, the applicant intends to remove the underground fuel storage tanks which have reached the end of their functional life.



PROJECT DESCRIPTION

The applicant proposes to demolish the existing convenience store located at the southwest corner of the lot and construct a new one story , 3,180 square foot convenience style building. Other elements of the proposal include re-facing the existing sign at the northeast corner of the lot with the logo of the new tenant.

SITE LAYOUT

The layout and circulation pattern on the site will remain essentially unchanged. All entrances an exits will remain as they currently exist.

PARKING

The applicant is proposing to have a total of 13 parking spaces which meets the retail parking retail requirement.

LANDSCAPING AND OPEN SPACE

There applicant has not submitted a landscaping plan. The Planning Division is recommending as a condition of approval that the applicant submits a landscape plan that meets the requirements for tree canopy coverage for a lot in the B-3 zoning district as described in section 1015 (a) (1) of the zoning regulations



ARCHITECTURAL DESIGN

The building is one story with large storefront widows on the façade facing Capitol Avenue. It has an overhang above the entry and the other rooftop cornice-like fenestration. The proposed color rendering shows that the building as a knee wall which appears to be brick or brick veneer. The applicants rendering does not indicate the type of materials used on the rest of the building. The rooftop mechanicals are screened.

ZONING ANALYSIS

The proposed use is permitted via a commission site plan and design review. The proposed plan meets all the zoning requirements for the B-3 zoning district with the exception of landscaping. The parcel on which the applicant intends to build is located in the Frog Hollow National Historic District and therefore falls under the jurisdiction of the City o Hartford Historic Preservation Commission. In order to avoid duplicative and possibly conflicting reviews, the Planning Division is recommending that the Commission approve the proposed site plan with the condition that the applicant must appear before, and abide by the design recommendations of the City of Hartford Historic Preservation Commission

ZONING INFORMATION

LOCATION: 335 CAPITOL AVE. GIS PARCEL I.D. 202426087 VOL. 5784 PAGE 315				
ZONE: B-3 (R-1 BORDERING SOUTH AND WEST)				
USE: MOTOR VEHICLE FUELING STATION/CONVENIENCE STORE				
ITEM #	ITEM	REQUIRED	EXISTING	PROPOSED
1	FLOOR AREA RATIO (MAX.)	2	0.07	0.123
2	LOT COVERAGE (MAX. %)	50	13.4	18.8
3	LOT AREA (MIN. S.F.)	6000	25,408	25,408
4	LOT WIDTH (MIN. FT.)	50	146	146
5	FRONT SET BACK (B.L. FT.) △	12.5 CAPITOL AVE 12.0 BROAD ST	8.1 CAPITOL AVE	8.1 CAPITOL AVE
6	SIDE SET BACK (MIN. FT.)	8 △ △ △	3 △ BROAD ST 20 WEST	3 BROAD ST 20 WEST
7	REAR SET BACK (MIN. FT.)	20	48 SOUTH	25.6 SOUTH
8	HEIGHT (MAX. FT.)	48	16 +/-	18
9	PARKING	5	13 △	13 △
10	LOADING SPACES	1	1	1