

REDEVELOPMENT PLAN
FOR THE
DOWNTOWN WEST SECTION 1 PROJECT

City of Hartford Redevelopment Agency
Eddie A. Perez, Mayor

John F. Palmieri, Executive Director

Department of Development Services
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103

Submitted June 8, 2006

Approved by Hartford Planning and Zoning
Commission July 25, 2006

Approved by the Hartford Redevelopment
Agency on August 10, 2006

Approved by the Hartford Court of Common
Council on October 10, 2006

I. Introduction

The Downtown West project (hereinafter called the "Project") is located within a portion of the Central Business District that is bounded by Asylum Street, Ann Street, Jewell Street and Ford Street (see Map #1 Project Location). It is a downtown business area of approximately 4.29 acres of land of more than sixty percent of which is surface parking lots.

Description of the area.

The project area consists of aging buildings and surface parking lots. Due to its location it is a prime candidate for higher use redevelopment.

The area adjoins Bushnell Park and has been identified as an excellent location for residential development in the Downtown West Plan prepared by the Division of Planning in May 2005.

Within the past year an adjoining vacant office building has been converted to residential use.

The area also includes an outdated fire facility of the City of Hartford.

The goal of this Redevelopment Plan (hereinafter called the "Plan") is to encourage the redevelopment of the area through a combination of public actions designed to provide a framework for private investment.

It is anticipated that the Redevelopment Agency will obtain the Fire station property from the city and make it available as part of the redevelopment plan.

The Plan proposes to maintain the existing B-1 downtown development district zoning classification. The proposed land uses within the Project area are in conformity with the City of Hartford's Plan of Development, adopted by the Commission of the City Plan on June 4, 1996.

The Plan which has been prepared by the Hartford Redevelopment Agency (hereinafter called "Agency") is in accordance with the provisions of Chapter 130 of the Connecticut General Statutes.

D. Current assessed values of property in the Project are as follows:

LOCATION	OWNER	ACRES	SF	ASSESSED VALUE
160 Jewell Street	Young Men's Christian Association of Metropolitan	1.3	56,628	11,149,600
275 Pearl Street	City of Hartford Fire Dept / Engine CO # 9	0.4	17,490	1,609,900
10-52 Ford Street	H.L.O. Land Ownership Assoc. / LTD Partnership C/O Chase Enterprises	2.08	90,621	2,537,500
294-296 Pearl Street	PSC Development, LLC / ATT: Robert Luipold	0.1	4,440	124,320
309 Asylum Street	PSC Development, LLC / ATT: Robert Luipold	0.2	8,350	334,000
300 Pearl Street	PSC Development, LLC	0.21	8,997	359,900
		4.29	186,526	16,115,220

III. General Purposes of the Project

The primary goal of the Downtown West Project is to spur the orderly reuse and upgrade of the parcels to the betterment of the area and the City.

Anticipated reuses would include all permitted uses within the Downtown B-1 district and the Housing Overlay District. See attachments.

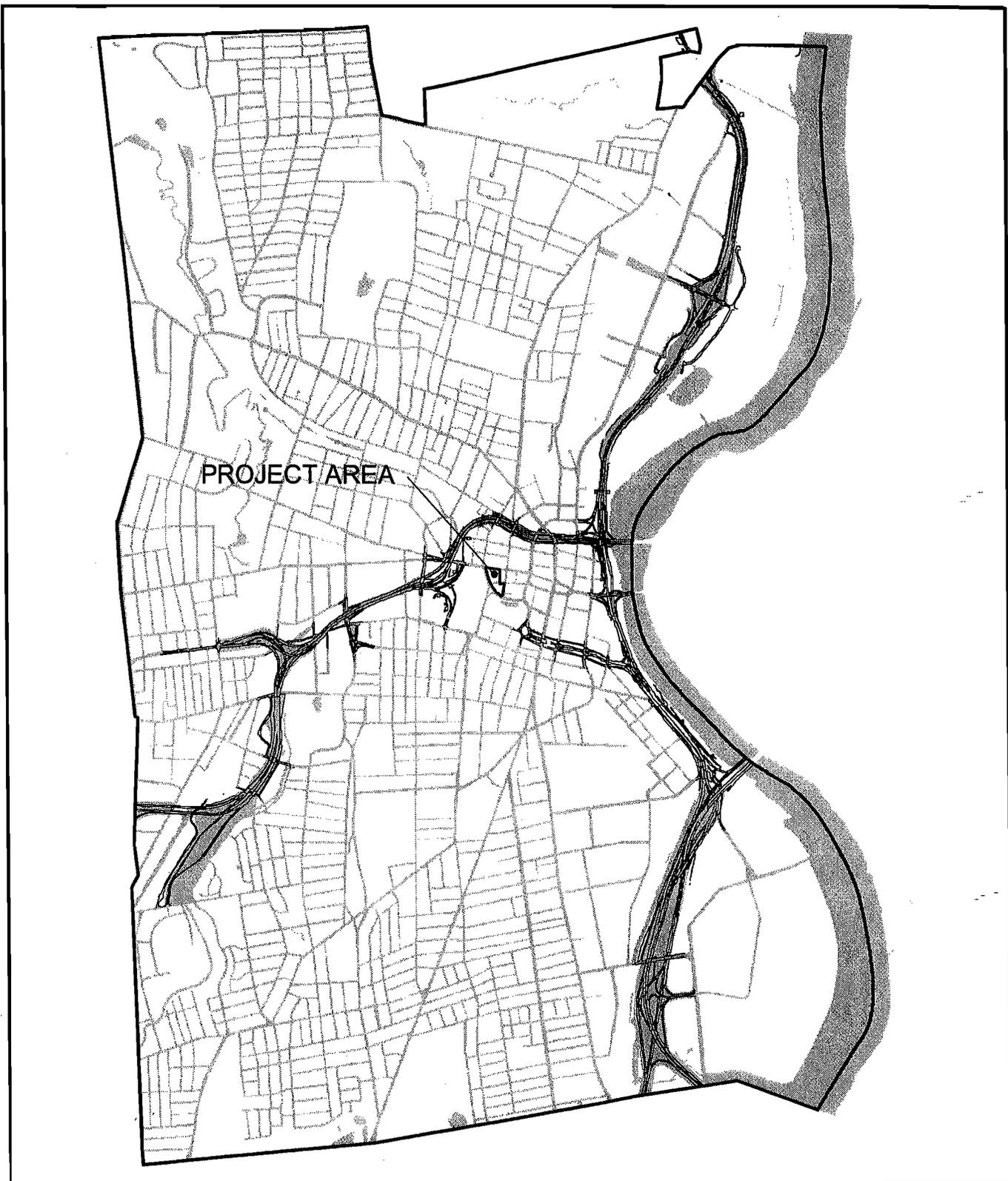
The Downtown West Plan indicated the following uses:

Residential
Mixed Use
Structured Parking within a mixed-use building

IV. Project Activities

D. Acquisition

The plan provides for the acquisition of a total of one (1) parcel of city-owned land. Refer to Map #4 Property Map for present owners of properties shown as "to be acquired".



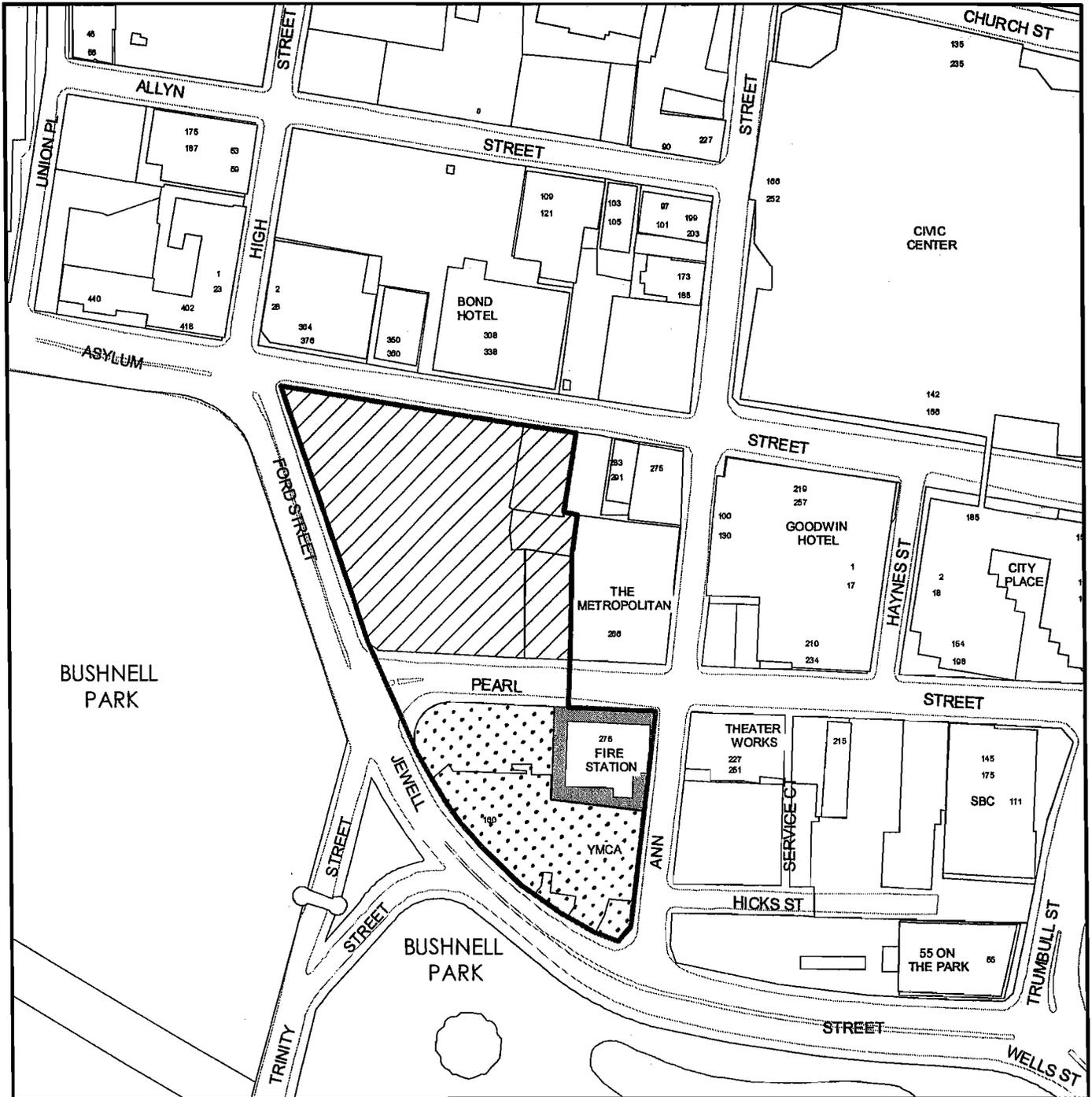
MAP NO. 1 PROJECT LOCATION

DOWNTOWN WEST SECTION 1 PROJECT
HARTFORD REDEVELOPMENT AGENCY



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MAP NO. 3 EXISTING LAND USE

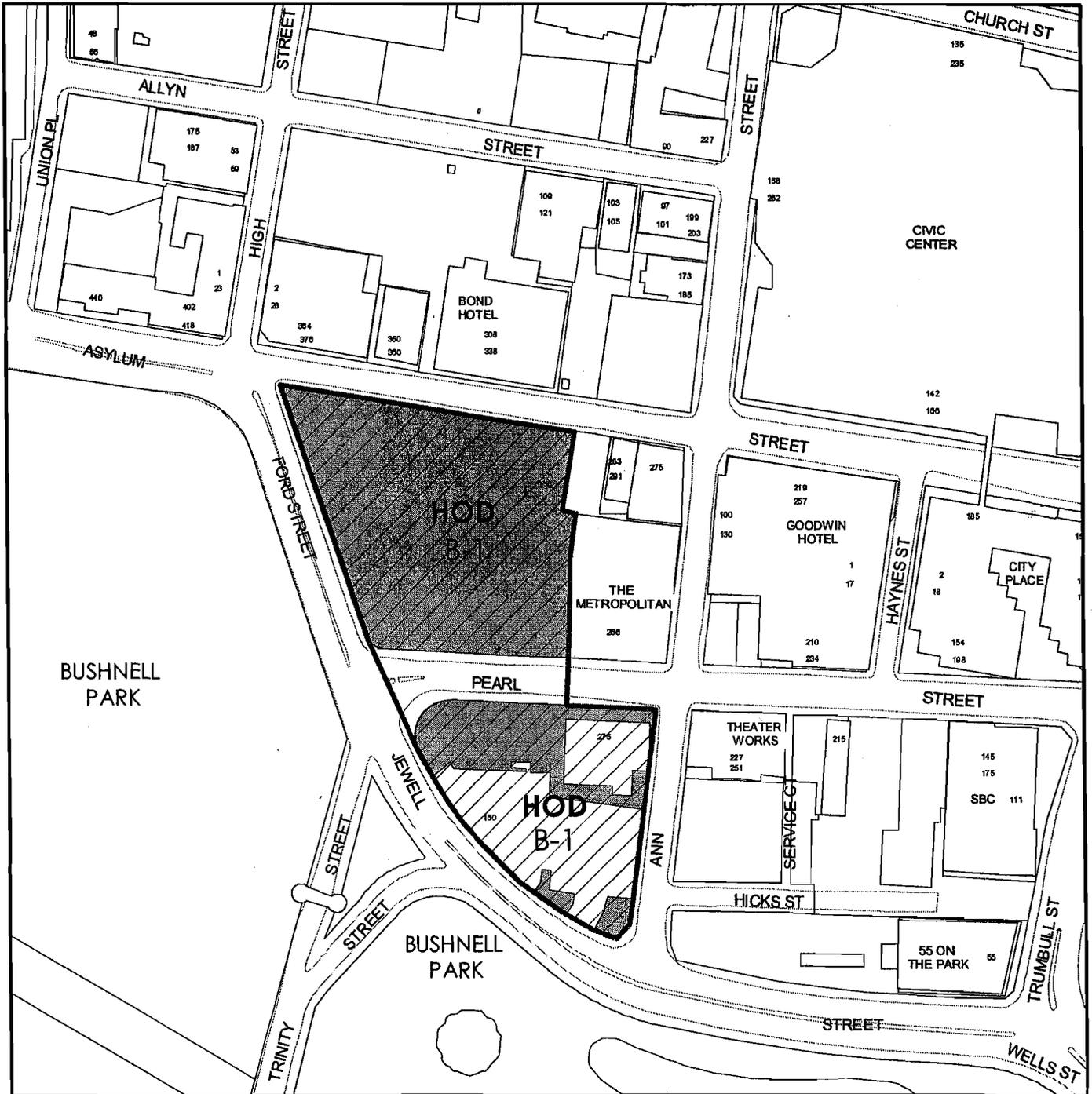
DOWNTOWN WEST SECTION 1 PROJECT
HARTFORD REDEVELOPMENT AGENCY

-  MUNICIPAL (FIRE STATION)
-  CHARITABLE (YMCA)
-  VACANT LAND (SURFACE PARKING)



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MAP NO. 5 PROPOSED LAND USE AND ZONING

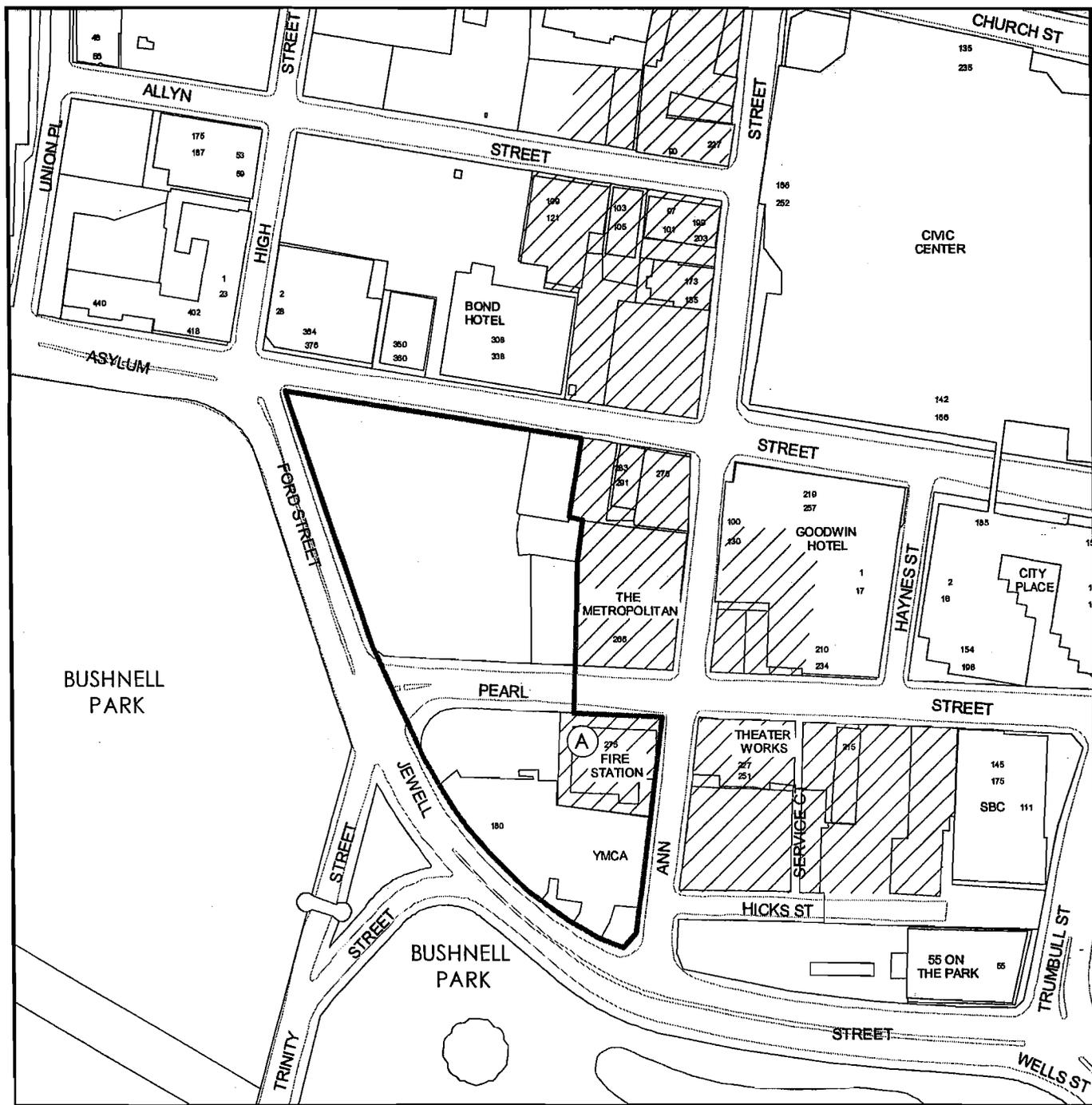
DOWNTOWN WEST SECTION 1 PROJECT
HARTFORD REDEVELOPMENT AGENCY

 PRIMARILY RESIDENTIAL



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MAP NO. 7 HISTORIC DISTRICTS

DOWNTOWN WEST SECTION 1 PROJECT
HARTFORD REDEVELOPMENT AGENCY

 ANN STREET NATIONAL HISTORIC DISTRICT



JUNE 2006

CITY OF HARTFORD

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

Avenue and the Connecticut River the elevation of the flood plain district shall be based on the base flood elevations as shown in the flood insurance study (FIS) and the flood insurance rate map (FIRM) prepared by the Federal Emergency Management Agency. The FIS and FIRM are hereby adopted by reference and declared to be a part of these regulations as fully as if set out in this section.

Sec. 789. Required parking and loading areas.

FP off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading provisions) of these regulations.

Sec. 790. Density.

For the purpose of computing the permitted density on an FP lot, the total area of such lot may be used, including such portion as may be included in the floodplain district.

Sec. 791. Approval by flood commission.

Prior to the issuance of a zoning or building permit for any structure, use or filling in the floodplain district, the Greater Hartford Flood Commission, or its successor, shall approve, in writing, such structure, use or filling in accordance with the Flood Commission's general powers and duties as set forth in section 39 of the appendix to the Charter (relating to general powers and duties of the flood control commission) or any other rules and regulations the Flood Commission or its successor may adopt from time to time. In so certifying, the Flood Commission shall indicate any changes which are necessary in the boundaries of the floodplain district and shall institute the appropriate action to implement such changes.

Secs. 792-- 815. Reserved.

DIVISION 22. HOD HOUSING OVERLAY DISTRICT

Sec. 816. Purpose.

The purpose of the housing overlay district in the city is to establish a residential development requirement for land areas determined to be desirable for housing development but designated for mixed use/office development by the underlying zoning district designation and the city's plan of conservation and development.

Sec. 817. Uses permitted.

HOD land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the B-1 and B-2 columns of the table of permitted uses subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses). For buildings located within the districts noted in this section and upon land on which the housing overlay district has been superimposed, at least twenty-five (25) percent of the gross floor area proposed for an office or parking structure shall be provided on the same lot or zoning lot for uses that are designated as residential uses under the table of permitted uses, article IV, division 1 (relating to permitted uses generally), and permitted in the B-1 and B-2 districts.

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

The minimum required HOD rear setback shall be that required by the underlying zoning district.

Sec. 828. Maximum height limit.

There shall be no HOD maximum height limit.

Sec. 829. Required usable open space.

Required HOD usable open space shall be provided in accordance with the provisions of the underlying zoning district.

DIVISION 23. INDUSTRIAL RE-USE OVERLAY DISTRICT

Sec. 830. Purpose.

The purpose of the Industrial Re-use Overlay District in the city is to allow for the re-use of industrial structures built generally before World War II that have become obsolete for modern single story production processes. Structures that are appropriate for the district are located primarily in the industrial corridors that were developed along the railroad lines that branch out from the center of the city. IROD's shall be overlain only on properties located in the I-2 and C-1 zoning districts.

Sec. 831. Uses permitted.

IROD land and water areas shall be used and buildings or structures shall be erected or altered, enlarged or used only for one (1) or more of the uses indicated by an "I" in the C-1 and I-2 columns of the table of permitted uses. All spaces used for residential purposes shall be physically separated, when on the same floor, or shall be located above existing commercial or industrial uses which may be part of a mixed occupancy building or structure; in no instance shall space utilized for residential purposes be located below any such commercial or industrial uses.

Sec. 832. Required parking and loading areas.

IROD off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading) of these regulations.

Sec. 833. Limitations on persons per acre.

The maximum number of persons per acre for all IROD structures shall not exceed seventy-five (75).

Sec. 834. Permitted lot coverage.

The permitted lot coverage for all structures shall be that permitted by the underlying zoning district.

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

DIVISION 5. B-1 DOWNTOWN DEVELOPMENT DISTRICT

Sec. 291. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means the owner of a legal or an equitable interest in property located in the B-1 downtown development district or an agency of the city.

Bonus means the construction of floor area in excess of that permitted as of right in the B-1 downtown development district.

Bonus project means a project for which the applicant is seeking any one (1) or more of the bonuses provided in section 295 (relating to bonus eligibility).

Complex project means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such complex project exceeds one hundred fifty thousand (150,000) square feet, or which building height exceeds seventy five (75) feet, or which zoning lot exceeds twenty thousand (20,000) square feet. All bonus projects shall be considered complex projects. A complex project shall not include the alteration or enlargement of an existing project by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

Conforms to the downtown development plan means an application which furthers and enhances the goals and policies of the downtown development plan and does not obstruct their attainment.

Downtown development plan means the sections entitled "Downtown Development Plan" of the city's plan of conservation and development, as defined in general statutes section 8-23 (relating to preparation, amendment or adoption of plan of conservation and development) and Chapter VII, section 2(d) (relating to planning and zoning commission) of the Charter.

Facade alteration means a change on any exterior wall facing a street or visible from a street upon which a major architectural feature is added, altered, or removed. Such features may include but are not limited to cornices, window frames, entryways, columns and decorative wall treatments. Changes to the opacity of window glass shall be considered a facade alteration. Changes to signage shall not be considered a facade alteration.

Standard project means the erection, facade alteration or enlargement of a building on a lot or zoning lot where the floor area of such standard project does not exceed one hundred fifty thousand (150,000) square feet, or which building height does not exceed seventy five (75) feet, or which zoning lot does not exceed twenty thousand (20,000) square feet. A standard project shall not include the alteration or the enlargement of an existing structure by less than ten (10) percent, nor a facade alteration which affects less than ten (10) percent of the facade of an existing building or structure. Signage shall be regulated under sections 1006 through 1014 (relating to signs and outdoor advertising) of these regulations.

Sec. 292. Purpose.

The purpose of the B-1 downtown development district is to promote the health, safety, social and economic welfare of the residents of the city by increasing the city's tax base and promoting the long-term economic growth of the downtown area. By implementing an expeditious administrative process the city desires to encourage development that will be compatible with the character of the downtown area and conform to the downtown development plan. These regulations further the additional goals to:

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

- (4) *Floor area ratio (FAR).* In the B-1 downtown development district the floor area ratio shall be the floor area of the building on any lot or zoning lot divided by the area of such lot or zoning lot. Where off-street parking is provided, the space provided within the building or accessory building for parking shall be counted in determining the floor area of that building, with the exception of required parking for household units, transient parking provided in accordance with an approved transportation management plan, as defined in article V (relating to off-street parking and off-street loading provisions), or transportation analysis as described in section 297(2) (relating to application procedure for standard projects) and parking provided in a structure which has less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground. The minimum total FAR for all buildings shall be two (2) for any lot or zoning lot. An applicant may request, and the commission may grant, permission to develop a project with an FAR of less than two (2) if a lower minimum FAR conforms to the downtown development plan and the purposes set forth in section 292 (relating to purposes of B-1 district). The maximum FAR permitted for non-bonus projects shall be ten (10) for any lot or zoning lot. For bonus projects there shall be no maximum FAR.
- (5) *Limitations on persons per acre.* There shall be no per acre requirement.
- (6) *Permitted lot coverage.* There shall be no lot coverage requirement.
- (7) *Requirements of floor space per dwelling unit.* Every dwelling unit shall meet the requirements of floor space per unit as set forth in section 16 (relating to floor area).
- (8) *Required lot area.* There shall be no lot area requirement.
- (9) *Lot width.* There shall be no lot width requirement.
- (10) *Front setback.* There shall be a front setback for all principal buildings in conformance with the existing building and veranda lines.
- (11) *Side setback.* There shall be no side setback requirement.
 - (12) *Rear setback.* There shall be no rear setback requirement.
 - (13) *Maximum height limit.* There shall be no maximum height requirement.
 - (14) *Required usable open space.* There shall be no usable open space requirement.
 - (15) *Transportation report.* A transportation management plan as described in section 960 (relating to transportation management plans) shall be submitted for complex projects. A transportation analysis as described in section 297(2) (relating to application procedures for standard projects) shall be submitted for standard projects.

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

public at all times for use by the public for passive recreational purposes. The ground level of the plaza shall be constructed principally of hard-surfaced materials. An existing space between or next to a building or buildings shall not qualify.

- e. *Urban park* means a continuous area of land which is open from the ground level to the sky for its entire width and length, with the exception of recreational equipment or pedestrian amenities such as benches or lighting, which fronts on a street, sidewalk or sidewalk widening and which is directly accessible to the public during daylight hours for scenic or leisure purposes. The ground level of this area shall be covered principally with plantings.
- (7) *Day care centers/nurseries* refers to private and public establishments enrolling young children for care, instruction or recreation during or after school hours.
- (8) *Preservation of historic buildings* refers to a building listed in the National Register or located in a registered historic district and certified by the secretary of the interior as being in compliance with the standards for rehabilitation and guidelines for rehabilitating old buildings, for which the applicant donates a preservation restriction whose purpose is the preservation of the external nature of the building as of the date of the conveyance of such restriction to a governmental body or a charitable organization or trust whose purposes include preservation of buildings of historical significance.
- (9) *Employment and job training* refers to provision of employment or job training programs for city residents, either as part of the construction phase or upon completion of a project, which shall be in accordance with a hiring and employment agreement between the city and the applicant. In determining the FAR bonus for each permanent job pursuant to this paragraph, twenty-five (25) percent of the total employment in the occupancy phase of a project reserved for city residents shall be equal to six hundred twenty-five (625) square feet of bonus floor area. Failure to meet the employment reserved for city residents shall subject the applicant to a payment as provided in section 296 (relating to bonuses) for applicants who choose to make a payment to the linkage trust fund in lieu of providing residential uses or employment and job training.
- (10) *Streetscape improvements* refers to those physical improvements within the public right-of-way that lies between building frontages and which is part of, adjoins or is adjacent to the lot or zoning lot. Such improvements shall include, but not be limited to the use of unit pavers; street lighting which achieves a one-foot candle minimum at a maximum-to-minimum ratio of ten (10) to one (1) and which also achieves cut off at a maximum of seventy (70) degrees above nadir; street trees, which shall be a minimum of six (6) inches in caliper with an average of seven (7) inches in caliper, shall be of a species approved by the city forester, shall be placed with a flush grating such that one (1) tree is provided for every thirty (30) lineal feet of frontage and shall be installed in accordance with accepted city standards; curbing and catchbasins which shall be granite; benches, bollards, kiosks, moveable or fixed planters, drinking fountains, litter receptacles, walls and ledges, signage, etc., which shall be considered on a case-by-case basis. Depending on the physical constraints of the development area, the requirements of this paragraph may be modified upon recommendation of the board.
- (11) *Neighborhood investment project* refers to a project located outside the B-1 downtown development district or a residential project within the B-1 downtown development district designated by the commission as having strategic priority in achieving the objective of a neighborhood plan or the downtown development plan, and may but need not be a private development project or a project for which the city or the redevelopment agency has previously designated a developer.

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

Neighborhood improvement project	1:8	4
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- (b) *Payment in lieu of providing residential uses or employment and job training.* Applicants for residential and/or employment bonuses may choose to receive additional floor area in lieu of residential construction and/or the provision of employment by contribution to the linkage trust fund an amount equal to fifteen dollars (\$15.00) per square foot for each foot of bonus floor area. In determining the amount of additional FAR that can be permitted under these categories, the FAR cap for residential uses and/or employment shall apply.
- (c) *Neighborhood improvement project bonus.* Applicants for a neighborhood investment project bonus may include an offer of an equity investment in a neighborhood investment project which shall include a specified amount of floor area in a project in addition to that otherwise authorized under these regulations. Should the commission authorize additional floor area on such a basis, it shall specify in its resolution approving the special permit no fewer than three (3) eligible neighborhood investment projects. Applicants shall make investment in a neighborhood investment project so specified at such time determined by commission, but in no event later than the fifth anniversary of issuance of the zoning permit for the bonus special permit project. Applicants shall provide and maintain with the city treasurer a cash deposit, letter of credit or surety bond from the date of issuance of the zoning permit for the bonus special permit project until substantial completion of the neighborhood investment project or until such fifth anniversary, on which date the cash deposit, letter of credit or surety bond shall be forfeited to the neighborhood investment fund. The eligible bonus floor area for investment in a neighborhood investment project shall be eight (8) square feet of gross floor area for each one (1) square foot of gross floor area of residential use based on the applicant's fractional equity interest in the entity owning the neighborhood investment project or one (1) square foot of gross floor area for each ten dollars (\$10.00) of equity investment in developing nonresidential uses up to the FAR cap.
- (d) *Combined FAR cap for specified uses.* Applicants shall not be eligible to receive bonus floor area for residential uses, employment and job training or through investment in a neighborhood investment project, or any combination of the foregoing, in an amount greater than an FAR cap of ten (10).

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

- iv. Location and dimension of all yards and setbacks;
 - v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);
 - vi. Location and dimensions of all driveways, delivery areas, and entrances/exits to such areas;
 - vii. Location and dimensions of all off-street loading areas (present and proposed);
 - viii. Location, dimensions, and description of all outside solid waste storage areas, facilities and equipment (existing and proposed);
 - ix. Location and amount of all usable open space (existing and proposed);
 - x. Location, size and type of all plantings, trees, landscaping and ground cover (existing and proposed);
 - xi. Location and size of all existing and proposed walls and fences (materials specified);
 - xii. Location, size and type of all existing and proposed lighting;
 - xiii. Location and size of all existing and proposed sidewalks and walkways (materials specified);
 - xiv. Location and description of all existing and proposed recreational facilities and equipment;
 - xv. Existing and proposed topography of the property with contours at intervals of not more than two (2) feet;
 - xvi. Location and size of all existing and proposed utilities;
 - xvii. Location and size (capacity) of all drainage facilities;
 - xviii. Existing and proposed vehicular and pedestrian circulation patterns;
 - xix. Location, size and type of existing and proposed public amenities;
 - xx. All existing and proposed easements, rights-of-way, and conduits;
 - xxi. Location and size of all dwelling units accessible to the handicapped or units adaptable for access by the handicapped; and
 - xxii. Location, size and elevation of all designated inland wetlands and watercourses, and proposed wetlands and watercourses, if any.
5. Preliminary building plans at a scale not to exceed one (1) inch to eight (8) feet, illustrating:
- i. Typical floor plans indicating use and size of all spaces;
 - ii. Typical elevations including all signs, showing their shape, size, materials, and approximate design;
 - iii. Typical section;
 - iv. Exterior elevation and outline;
 - v. Total floor area of each floor and entire building;
 - vi. Elevation of roof of building at its lowest and highest points;
 - vii. Proposed lot coverage; and
 - viii. Exterior building materials, their colors, and the texture palette.
6. An architect's statement regarding the shadows to be cast by all buildings, and of wind, sun and noise impacts.
7. A transportation analysis which shall include the following information:

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

Sec. 299. Procedures for complex and bonus projects.

Applicants for B-1 complex and bonus projects shall apply for a special permit.

- (1) *Informal review.* A potential applicant is encouraged to follow the procedures outlined in section 297(1) (relating to informal review for B-1 district standard projects). The potential applicant also should be prepared to discuss proposed bonus uses, facilities and improvements.
- (2) *Preapplication review.*
 - a. Applicants for a special permit for a complex or bonus project shall request a preapplication review by the commission and board. Such request shall include two (2) copies of the following:
 1. A location map at a scale of one (1) inch to two hundred (200) feet showing the location of the proposed buildings and all property within three (3) city blocks of the lot and/or zoning lot on which the proposed project is to be located.
 2. A location map at a scale not to exceed one (1) inch to fifty (50) feet showing the applicant's property and all property within one (1) city block of the lot and/or zoning lot on which the proposed project is to be located, along with the following information:
 - i. All lots, lot lines, their dimensions and lot area;
 - ii. Location and use of all buildings;
 - iii. Existing zoning classifications of the area;
 - iv. All streets, alleys, and rights-of-way and their dimensions;
 - v. Elevations of all buildings on the block on which the project fronts; and
 - vi. All parking areas and the relationship of the existing and proposed buildings to the vehicular and pedestrian circulation systems.
 3. Perspective sketches at pedestrian eye level of proposed buildings from at least four (4) locations from which such buildings would be most visible.
 4. A site development plan of the applicant's property at a scale not to exceed one (1) inch to twenty (20) feet prepared by a registered engineer, architect or land surveyor illustrating the proposed project development and including:
 - i. Property boundaries (existing and proposed) certified to the standards of a class A-2 survey as defined in the Code of Practices for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, and as amended to date by the Connecticut Association of Land Surveyors, Inc., and their dimensions;
 - ii. Location of all buildings (existing and proposed) and the existing and proposed uses for each building;
 - iii. Height of all buildings (existing and proposed);
 - iv. Location and dimension of all yards and setbacks;
 - v. Location and dimensions of all existing and proposed off-street parking areas and parking spaces, designating those spaces which are for handicapped persons or for compact cars (each space to be numbered sequentially);

**HARTFORD PLANNING & ZONING COMMISSION
LAND USE REGULATIONS
PART I. ZONING REGULATIONS**

b. The commission and the board shall make a report of their recommendations to the applicant no less than thirty five (35) days after the receipt of the applicant's request. This period may be extended by an additional thirty-five (35) days at the request of the applicant. The failure of the commission or the board to report within the established time period, shall be considered as a favorable recommendation on the application, by the no reporting agency.

(3) *Application procedure*

- a. Applicants shall submit to the commission an application for a special permit. The application shall be filed and acted on in accordance with the procedures set forth in section 68 (relating to applications for zoning permits). The fee for such application shall be as set by the commission, and adopted by council (as shown on the fee schedule on file with the commission secretary). The commission shall, upon receipt of a complete application, refer it to the board. A complete application shall include the following:
 1. Four (4) copies of all items listed in subparagraph (2) a. of this section.
 2. The reports of the recommendations of the board under subparagraph (2) b. of this section.
 3. A report describing how the project addresses each of the recommendations of the board under subparagraph (2) b. of this section.
- b. The commission may grant a special permit if the applicant conforms to the downtown development plan; complies with the purposes set forth in section 292 (relating to purposes of B-1 district); complies with the basic requirements in sections 293 (relating to B-1 district permitted uses) and 294 (relating to B-1 district basic requirements); provides pedestrian amenities in conformance with the downtown development plan; will not be detrimental to existing development in the B-1 downtown development district because of its location, bulk, scale or design; and the proposed vehicular and pedestrian circulation pattern does not create safety hazards.
- c. The commission shall grant bonuses in accordance with sections 295 (relating to B-1 district bonus eligibility) and 296 (relating to bonuses) if the use, improvement, or facility is located in areas delineated for the particular use, improvement or facility in the downtown development plan and conforms to the downtown development plan and the application complies with the special permit standards set forth in subparagraph (3)b. of this section.
- d. Applications for a special permit shall be referred, at least thirty-five (35) days prior to the date assigned for public hearing by the commission, to the board for a report on its recommendations. The failure of the board to report to the commission at least five (5) days before the public hearing shall be considered as a favorable recommendation on the application by the board. A statement of the vote of the board approving, approving with modifications, or disapproving a proposal shall be publicly read at the public hearing. The report of the board regarding such application shall include the reasons for the recommendation thereon, and shall be incorporated into the record of the public hearing. The board, in making its recommendation, shall consider whether the application complies with the standards set forth in code section 2-299 (relating to project review).
- e. The commission may approve an application for a special permit if it complies with the standards set forth in subparagraph (3)b of this section. The commission shall grant bonuses if the use, improvement, or facility complies with the standards set forth in subparagraph (3)c, of this section.