
Application: Zoning Map Amendment
Z2021-1
Applicant: Rino Mozzicato
Owner: Teresa McFadden
Address: 796 Saybrook Road (43-0408)
Zone: R-15
Description: Rezone from R-15 to B-2

Proposal

Rino Mozzicato submitted an application for a zoning map amendment to rezone property located at 796 Saybrook Road from the R-15 (Residential) Zone to the B-2 (General Business) Zone pursuant to Section 71 of the Middletown Zoning Code.

Existing Conditions

The property contains two parcels totaling 1.4 acres in the R-15 zone with 436 ft of frontage on Saybrook Road and 397 ft of frontage on Bartholomew Road. The property is currently vacant and overgrown. It was previously improved with a single-family dwelling which has been demolished. An accessory storage shed from the previous residential use remains on the property. There is a change of grade of 6-30 ft between the two frontages of the property until the roads intersect. The Saybrook Road is lower than Bartholomew Road. There are no inland wetlands on the property.

Nearly 43 acres of land on the South Side of Saybrook Road is zoned B-2. This area includes a restaurants, a commercial plaza, offices, medical offices, and assisted living facility, a gas station and other commercial uses.

Directly north of the property along Saybrook road is a 2.7 acre parcel developed with an office park.

On the east side of Bartholomew Road are properties in the R-30 zone. These properties are a significant elevation higher than the subject property.

Potential Redevelopment

The intent of rezoning would be for future commercial development. The applicant submitted site plan application SPR2021-23 for the construction of a new medical office building, onsite parking and other associated improvements.

The R-15 and the B-2 zones allow for a very different type of development. The R-15 zone allows for single-family development, farming and an array of special exception uses that are commonly found in low density residential neighborhoods. The B-2 zone allows an array of commercial uses as permitted uses and additional commercial and institutional uses as special exception uses. Currently no residential development is allowed in the B-2 zone.

Plan of Conservation and Development

The proposal is consistent with the 2020 Plan of Conservation and Development by supporting the following goals:

- *Development that fosters creating and revitalizing neighborhood centers.*
The POCD targets the existing commercial center along Saybrook Road as a place to develop a neighborhood center. A new commercial building, medical use or otherwise on this site, would provide additional opportunity to provide services to the residents in the area. The alternative would be development of 1-4 single family homes fronting Saybrook Road.
- *Anchor institutions service as economic drivers for sustainable growth.*
The proposed use of the site is for a medical office, which is identified as a key anchor institution in the POCD. There are multiple other medical facilities in the area. Medical uses often cluster together to provide efficient services.

Staff Recommendations

This proposal can be a catalyst for renewed growth in this neighborhood. As the POCD supports developing this area as neighborhood center, new growth should be encouraged. This parcel is not particularly attractive for residential development especially single-family development for which it is currently zoned.

The Commission should begin to consider other zoning changes in this area identifying properties best suited for commercial growth and others for mixed use or multi-family development. Although not part of this application, land south of Randolph Road on Saybrook Road and Bartholomew could be prime land for mixed use development and should be zoned to accommodate it.