
Application: Special Exception
SE #2021-5
Applicant: Denise Filosi
Owner: Lafayette Holdings 1 LLC
Address: 80 East Main Street (34-0115)
Zone: TD
Description: Change of Use from Office to Medical Office

Proposal

Denis Filosi, applicant, submitted an application for special exception and site plan review for a change of use from general office to a medical office use in an existing building located at 80 East Main Street in the TD zone pursuant to Sections 39, 44, 55, and 60 of the Middletown Zoning Code.

Existing Conditions

The property consists of 0.37 acres in the TD zone with frontage on East Main Street and Maple Street. It is bounded by an industrial property to the south and east and East Main Street to the west with a commercial building, a two-family, and a three-family dwelling beyond. Maple Street is to the north and with a vacant parcel owned by the City of Middletown beyond.

The property is improved with a 2-story, ±5,000 SF commercial building, onsite parking, driveway, utilities, and other associated improvements.

Proposed Conditions

The applicant proposes a change the use of the building from a general office use to a medical office use. There is no associated site work.

Buildings and Uses

The applicant proposes to change the use of the upper floor (±3,000 SF) to a medical office use, which is a special exception use in the TD zone (61.01.54). Medical offices permit fewer than five (5) practitioners.

The proposed floor plan includes one office, nurse area, six (6) exam rooms, reception and waiting area, staff kitchen, and other associated spaces.

Parking, Loading and Circulation

The site is currently improved with 24 parking spaces. The property is accessed by a curb cut on East Main Street and egress is on Maple Street.

The most appropriate parking demand that would apply would be for a clinic which requires one (1) space per 200 SF of floor area and one (1) space for every doctor and one (1) space for each two (2) employees (40.04.03).

The medical office would require 15 spaces plus additional 2 or more spaces based on the number of doctors and staff. Additional parking would be allocated for the lower use of the

building. The lower level would demand seven (7) parking spaces (1:300). So at a minimum 24 spaces would be required if there were only one doctor and 2 or fewer staff.

The Commission has the authority to modify the parking requirements for uses since it is an existed developed site and it is difficult to construct more parking (40.08).

Drainage

No changes drainage patterns.

Utilities

The existing building is service by city sewer, city water, and electrical service. No changes are proposed.

Erosion & Sediment Controls

N/A

Special Exception Findings (44.04)

The Commission may grant a special exception when making a finding on the following criteria below:

Compliance with the City Plan

The proposal is consistent with the 2020 Plan of Conservation and Development because it supports the medical industry which is an anchor institution in Middletown.

Adverse Effects

The proposed use is not likely to have any adverse impacts on health or safety.

Visibility and Accessibility

N/A

Traffic Movement

The property will maintain existing curb cuts and traffic flow.

Orderly Development

The proposed uses are within a developed commercial site with existing buildings, driveways and parking spaces. The area, in general, is developed with access points established and designed for capacity.

Property Values and Character

The subject property and adjacent properties are in the TD zone with existing commercial and residential buildings. The proposal will utilize existing the existing building and parking. It is unlikely the proposed uses would negatively impact property values or character.

Parking and Loading

The building and the property meets the parking demand in accordance with Section 40 of the Zoning Code.

Compliance with Standards

There are no additional standards for the medical office use.

Issues to be Resolved

1. The applicant should verify the number of doctors/practitioners and staff.
2. The Commission should verify if the existing parking is sufficient for the proposed use.

Staff Recommendations

1. Prior to the issuance of building permits:
 - a. Architectural plans shall be submitted to Land Use Staff to verify compliance with this special exception/site plan approval and the Middletown Zoning Code. Any significant changes would require Planning and Zoning Commission review.
 - b. Any outstanding department comments shall be addressed.