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**Application:** Special Exception SE2021-9  
**Applicant:** Wesleyan University  
**Owner:** Wesleyan University  
**Address:** 170 Long Lane (25-0099)  
**Zone:** R-15  
**Description:** New Childcare Facility

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### Proposal

Wesleyan University submitted an application for special exception and site plan review for a new childcare facility and associated improvements on property located at 170 Long Lane in the R-15 zone pursuant to Sections 21, 44, 55, and 60 of the Middletown Zoning Code.

### Existing Conditions

The property consists of 95 acres in the R-15 zone on the east side of Long Lane. It is part of the larger Wesleyan University campus. The subject development area is in the northwest portion of the property near Long Lane. A maintenance building, athletic fields, parking lot, lawns, and driveway are in the vicinity of the proposed development. Residential properties are in the vicinity on the opposite side of the street.

### Proposed Conditions

The applicant proposes to construct a new 7,000 SF childcare facility building, outdoor play areas, driveway, 13 parking spaces, landscaping, utilities, mechanical equipment, drainage, lighting, landscaping, and other associated improvements.

### Yard, Coverage & Bulk Requirements (R-15)

	<b>Proposed</b>	<b>1Required (Max or Min)</b>
Font Yard	192.3 ft	25 ft
Rear Yard	100's of ft	30 ft
Side Yard	100's of ft	10 ft
Coverage	5.2%	25%
Height	1 story	3.5 Stories

### Buildings and Uses

The proposed building is one story with a maximum height of 20 ft and contains 7,000 SF. The intended use is a childcare facility. Childcare facilities are special exception uses (60.02.02) and are subject to special exception standards (44.08.02).

The proposed facility is intended to replace an existing university child care facility located on Lawn Avenue, which is anticipated to be demolished prior to the construction of a new science building.

The floor plans show six classrooms, bathrooms, director's office, nurse/accounting office, staff lounge, hallways, storage areas, mechanical spaces, and other support spaces. An enclosed outdoor play area is located at the front of the building and an open field play area is located to the rear of the building. Solar panels will be mounted on the roof.

### **Parking, Loading and Circulation.**

The site plan provides 13 new parking spaces located in front of the new building. Within 350 ft of the front door of the building is an existing remote lot containing 52 parking spaces that is connected to the new building by an existing driveway.

The parking demanded for the facility is one space for each two staff person and 1 space for each 8 enrolled students (40.02.02). The facility can accommodate 52 students and 13 staff members for a total parking demand of 14 spaces. Thirteen new spaces will be constructed and the remote lot of 52 spaces will be available to faculty and staff. The total site contains 220 spaces throughout this section of the campus.

Two electric vehicle charging stations are proposed directly in front of the building (40.02.01).

### **Drainage**

The stormwater management system consist of collecting stormwater runoff from the roof directing it underground. The water will discharge to a new rain garden located to the east of the building. Stormwater runoff from the paved surfaces in the front of the building will sheet flow across the driveway into a rain garden located to the west of the building. Overflow will be collected and discharged into the existing drainage system on the site.

### **Utilities**

The building will be connected to City sewer under Long Lane. The water service lateral will connect to an existing lateral located near the existing driveway.

### **Erosion & Sediment Controls**

The proposed erosion & sedimentation controls consisting of a single row of silt fencing along the downslopes of the disturbed areas.

### **Landscaping**

Many existing large tree in the vicinity of the development will be preserved and protected during construction. New landscaping is proposed in the front of the property between the sidewalks and enclosed outside play area.

### **Lighting**

Sight lighting will consist of 6 new light poles not exceeding 10 ft in height installed around the parking and sidewalks and lights mounted on the building.

### **Inland Wetlands**

There are no inland wetlands in the vicinity of the development.

### **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 as it addresses multiple goals and action items. The plan incorporates responsible development practices in storm water management with the use of rain gardens and renewable resources by incorporating solar panels and providing excess EV charging station. An existing and underutilized parking area will be used by faculty and staff. New sidewalks and walking path are provided to connect the facility to Long Lane.

#### Adverse Effects

The facility is part of the larger Wesleyan campus and is set back almost 200 ft from Long Lane. It is unlikely the facility will have adverse impacts on health and safety in the area.

#### Visibility and Accessibility

N/A.

#### Traffic Movement

The facility will utilize an existing two way driveway that has a curb cut on Long Lane and is part of an internal driveway that provide access to various buildings and amenities throughout the property. The proposed parking lot can accommodate two way flow around the front of the building. Parking spaces are located in front of the building to accommodate student drop off and pick up. The maximum capacity is 52 students which will likely not add a significant amount of traffic onto Long Lane.

#### Orderly Development

The proposed use/building is part of the larger Wesleyan campus. The facility will be utilized by current university faculty and staff.

#### Property Values and Character

There is likely no impact on property values and character of the neighborhood. The building is one story tall and set back from the road almost 200 ft. The building and parking is located near an existing driveway in an otherwise vacant portion of the property.

#### Parking and Loading

The parking provided appears to comply with that required in Section 40. See analysis above.

#### Compliance with Standards

Child care facilities have specific special exception standards (44.08.02A).

- A. 49 SF of interior play space per student is provided when at least 35 SF is required. (2,548 SF total area / 52 students)
- B. 405 SF of exterior play space is provided when at least 100 SF is required. The exterior play areas are located.... (21,060 SF / 52 students)
- C. The building is located 192.3 ft away from the closest residence located on the opposite site of Long Lane and is buffered by trees and large lawn areas. The exterior play area is no closer from the closest residence than the building based on the way the building is oriented.
- D. No school buses will be utilized as part of the operation of the facility. All children will be driven by or will walk with a parent or guardian.
- E. There are no industrial or commercial uses in the vicinity of the proposed facility.
- F. No residential units are proposed in connection with the child care facility.

### **Issues to be Resolved**

None. The design team met with city staff in a pre-application meeting and all comments, concerns, and requests have been addressed in the proposed plans.

### **Staff Recommendations**

Prior to the issuance of building permits:

1. Site development plans and 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 to the site plan would require Planning and Zoning Commission review. The following shall be addressed:
  - a. The applicant should address Public Works Department comments dated 7/8/2021.
  - b. The applicant should address Water & Sewer Department comments dated 7/13/2021.
  - c. The applicant should address Health Department comments dated 7/9/2021.