



May 8, 2026

Narrative

Change of Zone Application

50 HALE RD , MANCHESTER, CT 06042

Parcel Number 263000050

Owner / Applicant: MANCHESTER HALE ROAD LLC (Raymour and Flanigan)

6.8 acre property located at 50 Hale Road, Manchester, south of Deming Street and north of I-84.

Application seeks a Zone Change from the B-5 (Business 5) Zone to the CUD (Comprehensive Urban Development) Zone to allow for a 30,000 SF medical clinic within the existing retail footprint.

Current Zone: B5 (Business 5)

Existing Uses: Retail (Raymour & Flanigan Furniture Showroom - 91,760 sf); Restaurant pad (2,185 sf)

Proposed Zone: CUD (Comprehensive Urban Development)

Proposed uses: Retail (Raymour & Flanigan Furniture Showroom - 61,760 sf); Restaurant pad (2,185 sf);
Medical Clinic (30,000 sf)(consistent with Title 19, Section 19-13-D45 of the Regulations
of Connecticut State Agencies and licensed by the State Department of Health).

Adjacent Zoning (see attached Map): CUD - south
B5 - west
SDC - north

Existing site access and parking (339 spaces) to remain.

Parking Required:

Raymour & Flanigan Furniture Store: 61,760 sf @ 0.86*/1,000 = 53 spaces

Proposed Medical clinic 30,000 sf @ 1/150 = 200 spaces

Chipotle Rrestaurant @ 1/3 seats + ½ employees = 22 spaces

Total = 275 spaces required (<339 provided)

* Note: 0.86 parking stalls required / 1,000 sf of Furniture store per "Parking Generation, 5th Ed."
by The Institute of Transportation Engineers"

Property will continue to be served with minimal impact to existing utilities:

Electric, Gas: Eversource

Water, Sewer: Town of Manchester

Prepared by:

InSite Engineering, P.C.

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