

64d2 Amendment of Ordinance

(2)

In passing upon any such petition, the City Plan Commission shall take into account the various factors favoring and disfavoring a change, such as, but not limited to, the following:

a.

Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

I haven't identified any errors in the ordinance but there are certainly patterns of land use and construction that have changed which would support this application. As you can see from the general area map, RM-1 level density prevail to the south with multiple developments of 41 units, 114 units, 20 units adjacent to this site. This land is particularly suitable to development because of its proximity to transit and to RT 80 and Interstate 91. A map change would not have a significant impact on the surrounding area as we have density at the condo associations to the south and a school to the North. An amendment would be fully inline with the housing goals, and particularly the affordable housing goals of the Vision 2034 Comprehensive Plan of development.

b.

Whether some other method or procedure under the zoning ordinance is more appropriate; and

There is no alternate method under the zoning ordinance to achieve this result. A use variance to allow this density or a PDD would be a far more intrusive and inappropriate manner of development. Zone change is the most direct approach as it comes with underlying rules.

c.

In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.

We meet the area requirements specified in Section 64 d2

RE: Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

Honorable Alder Walker-Meyers:

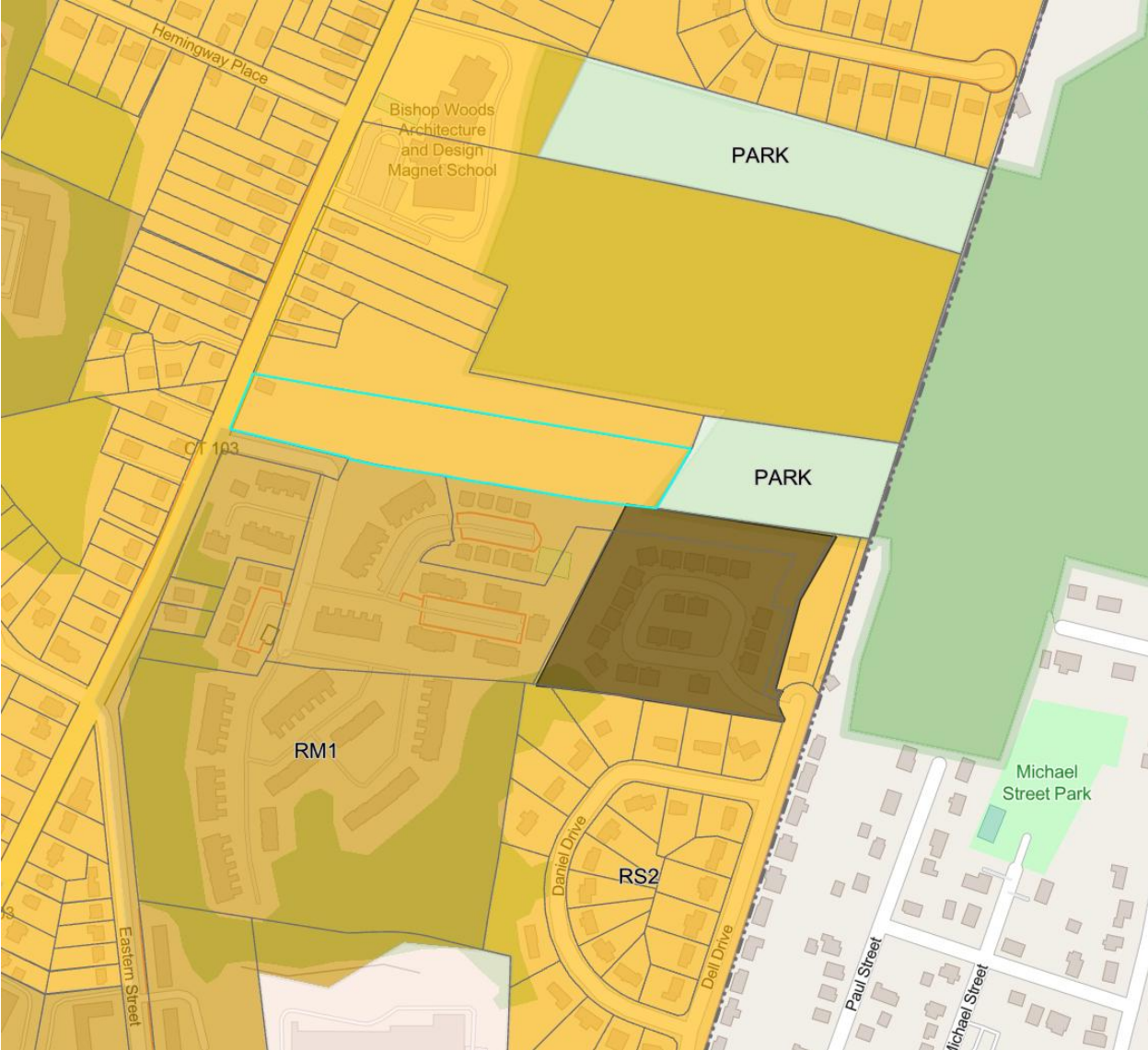
I am pleased to submit for the Board's consideration a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT and 1445 Quinnipiac Avenue New Haven, CT from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY) (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road.

The total approximate area of the Site is 6.218 acres, and it contains 2 (2) building used for residential housing. The Property is underutilized, and its current RS-2 zoning designation restricts any future use to

residential single family use only. The properties to the south are zoned RM1 and are improved with various condominium developments. The properties to the north are RS2 and are improved with single family housing with Bishop Woods School approximately 7 parcels to the north. Converting this property to RM1 standards would bring the property into conformity with the zones to the south and would allow future uses that maximizes the development of appropriate scaled housing limiting development to 3 stories and 35 feet.. Considering this mixed neighborhood, a more flexible zoning designation would be appropriate.

The RM-1 zone is density compromise between the higher density of the RM-2 zone (one unit per 2000SF of lot area) and the RS-2 zone which provides for single family homes only. The RM-1 zone provides for density of 1 unit per 3500 SF of lot area. The applicant will later propose a development in scale with the RM-1 zone.

The City Plan Commission is responsible for the continuous review and revision of the Zoning Ordinance, and the Department serves as the professional staff of the Commission. This map amendment will allow for the elimination of a category of proposed land use (RS-1_ which is no longer viable for this specific site from a land use perspective based both on the underutilized nature of the Property as well as the surrounding uses.









LEGAL DESCRIPTION 1445 QUINNIPIAC

SCHEDULE A
(Description)

1445 Quinnipiac Avenue, New Haven, CT

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, known as 1445 Quinnipiac Avenue, containing 2 7/10 acres, more or less, and bounded:

- WEST:** By Quinnipiac Avenue, 95 5/10 feet;
- SOUTH:** By the land of the Estate of Jane M. Bishop, 165 feet, by a line parallel with and 6 feet perpendicularly distant to the north, from the north face of the brick foundation wall of the dwelling house known as 1439 Quinnipiac Avenue;
- SOUTH:** Again by land of the Estate of Jane M. Bishop, 850 feet, more or less;
- EAST:** By land now or formerly of the Estate of Jane M. Bishop, 196 feet, along an old stone wall;
- NORTH:** By land now or formerly of Merwin F. Hemmingway, in part and in part by land now or formerly of Carl F. Carlson, 1050 feet, more or less.

CONDITIONS:

Said premises are subject to building lines, if established, public or private law, ordinance or regulation, including wetland, building and zoning codes, current water and sewer use fees, and taxes to the City of New Haven on the List of October 1, 2005, which taxes the Grantee agrees to assume as part consideration hereof.

218400

SCHEDULE "A"

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, in the County of New Haven, and State of Connecticut, known as #1439 Quinnipiac Avenue, containing 2.7 acres, more or less, and bounded:

WEST: by Quinnipiac Avenue, 144.4 feet, more or less;

SOUTH: by land now or formerly of Edward B. Rowe, and Horace B. Rowe, 983 feet, more or less;

EAST: by land now or formerly of Jane M. Bishop, 136 feet, more or less, along an old stone wall;

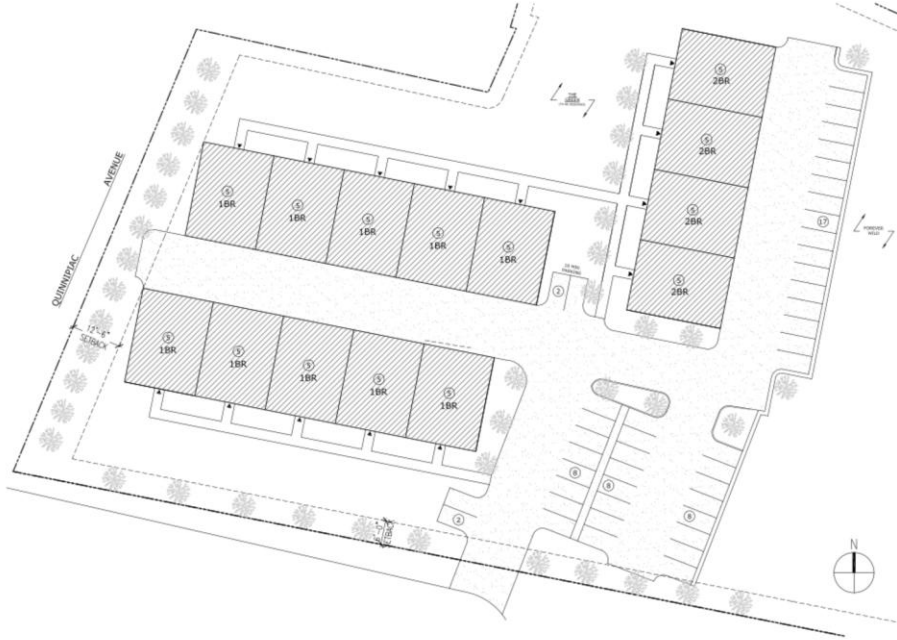
NORTH: by land now or formerly of Lillian E. McCormack, 850 feet, more or less

NORTH AGAIN: by land now or formerly of Lillian E. McCormack 165 feet, more or less.

Said premises are subject to an agreement between the City of New Haven et als, dated July 3, 1940 and recorded in Volume 1402 on Page 43 of the New Haven Land Records.

Said premises are also subject to building lines, if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises.

1439-1445 QUINNIPIAC AVENUE
NEW HAVEN, CT 06513



SITE PLAN

1/32"=1'-0"
20' 40' 60' 80' 100'