

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE NEW HAVEN BOARD OF ALDERS requesting the designation of Minor Street located between Howard Avenue and Cedar Street as a “Residential Parking Zone”

Submitted by: Residents of Minor Street

REPORT: 1676-08

ADVICE: Approve

BACKGROUND

This request comes from the Board of Alders regarding establishing a residential parking zone on Minor Street, the portion located between Howard Avenue and Cedar Street. In accordance with Section 29-55(a) of Title III, Chapter 29, Article III, Division 1 of the City’s Code requires that, **“Upon petition thereto of the residents of a majority of the residences on a block, the board or aldermen [alders] may create a residential parking zone, which shall include, but not be limited to, that block from which said petition originated.”**

In this case, a petition as been signed and submitted by residents stating, “We, the undersigned residents of Minor Street between Howard Avenue and Cedar Street respectfully requests this area to be zoned for Residential Parking.” As expressed in the residents’ letter, many non-residents utilize this stretch of road for extended and overnight parking, and the designation of a residential parking zone would significantly ease parking issues for area residents struggling with limited to no on-street parking.



EXISTING CONDITIONS

Minor Street runs directly between the boundaries of two differently zoned areas. The area to the north of Minor Street is zoned BA (General Business), and the area to the south is zoned RM-2 (High-Middle Density Residential). Cornell Scott Hill Health Center, Recovery & Wellness Center and associated properties are located on the border of the BA zone adjacent to Minor Street. 649 Howard Avenue is a vacant building owned by Cornell Scott Hill Health Center that is currently proposed to be demolished to create surface parking. The Boys & Girls Club of Greater New Haven, multiple residential buildings, and multiple commercial buildings are located on the border of the RM-2 zone adjacent to Minor Street. See below for the existing zoning and parcel boundaries bordering Minor Street.



Minor Street is located in Parking Zone 14. A portion of the street is currently a regulated Residential Parking Zone. The portions of Howard Avenue adjacent to the beginning of Minor Street are also part of a regulated Residential Parking Zone. See below for the existing regulated Residential Parking Zones in the area, shown in blue.



The section of Minor Street located directly adjacent to the parcel boundary of the Greater New Haven Boys & Girls club is also a restricted zone that does not allow street parking on school days.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed."** Accordingly, the Board of Alders seeks guidance regarding the proposal.

The Board of Alders seeks guidance as to:

- Whether the proposal is aligned with the City's Comprehensive Plan.

The Vision 2034 Comprehensive Plan states that the city should:

- Increase shared use of existing parking infrastructure, including public and private facilities.

Minor Street consists of public parking spots that are used by both residents and patrons of nearby businesses. There is an existing regulated Residential Parking Zone located on the section of the street consisting of the critical mass of residential buildings. Designating the remainder of the street as a regulated Residential Parking Zone would limit parking opportunities for the businesses located on the street.

ADVICE

The application is alignment with the City's Comprehensive Plan. Recommend approval.

ADOPTED: January 21, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department