

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 455 GREENWICH AVENUE. Disposition of a vacant lot for the construction of a mixed-used building (Applicant: Carlos Rodriguez)  
**REPORT:** 1556-13  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Carlos Rodriguez  
**Disposition Price:** \$15,000  
**Site:** 7,500 SF  
**Zone:** RM-2  
**Use:** Vacant to mixed-use building  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### **BACKGROUND:**

LCI proposes to dispose of the City owned vacant lot located at 455 Greenwich Avenue to Carlos Rodriguez who will use the lot to build a mixed-used building that will house his food truck business on the first floor and apartments above. This character of this area is commercial, and this lot abuts the BA Zone. A zone change might be necessary for this use, but the committee found that this would be a nice addition to the community.

### **PLANNING CONSIDERATIONS:**

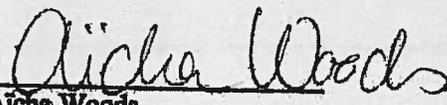
**New Haven Vision 2025, III-9:** It is a land use goal to "continue to use the City's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."

**New Haven Vision 2025, IV-14:** It is a housing and neighborhood planning goal to "encourage the stabilization and revitalization of publicly-owned property through a timely disposition process."

**Zoning Ordinance, Sections 14 and 43:** These sections dictate the bulk area requirements in the RM-2 and BA zones. This lot is conforming in either zone. There is space for the Applicant's proposed development without creating nonconformities.

**ADVICE:**  
Approval.

**ADOPTED:** April 17, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**   
Aicha Woods  
Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 162-168 PLYMOUTH STREET. Disposition of three vacant sliver lots for the construction of three affordable rental housing units. (Applicant: Columbus House Inc.)  
**REPORT:** 1556-16  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Columbus House Inc.  
**Disposition Price:** \$3,000  
**Site:** 3 parcels totaling 8,276 SF  
**Zone:** RM-2  
**Use:** Vacant to mixed-use building  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes disposing of three sliver lots for the 2019 Yale Build and Columbus House. They propose a three-family property that will be deed restricted as non-profit affordable housing.

### PLANNING CONSIDERATIONS:

**New Haven Vision 2025, III-9:** It is a land use goal to "continue to use the City's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."

**New Haven Vision 2025, IV-14:** It is a housing and neighborhood planning goal to "encourage the stabilization and revitalization of publicly-owned property through a timely disposition process."

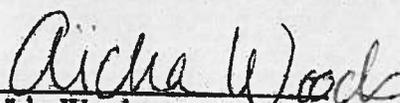
**Zoning Ordinance, Sections 14 and 67(a)(3):** "It is a fundamental principal of zoning law that nonconformities are not to be expanded, and that they should be abolished or reduced to conformity as quickly as the fair interests of the parties will permit. This principle is declared to be the intent of this ordinance." The subject lots are nonconforming. Disposing of them to the Applicant would create one compliant lot under Section 14 of the Zoning Ordinance.

**Zoning Ordinance, Section 64(f)(2)(b):** "*Applicability:* Site plan approval shall be required for the following... (b) Any new construction or change in an existing use for three or more dwelling units..." This project as proposed will be subject to site plan review before this Commission. No zoning relief is expected to be required.

**ADVICE:**  
Approval.

**ADOPTED:** April 17, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**

  
Aicha Woods  
Director, City Plan Department