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ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT (GRID 11) APPROVING AN APPLICATION BY CONNECTICUT HEALTH CARE HOLDINGS, LLC FOR A CHANGE OF ZONE FROM RM-1, LOW-MIDDLE DENSITY RESIDENTIAL AND RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL FOR 240 WINTHROP AVENUE AND RM-2, HIGH-MIDDLE DENSITY RESIDENTIAL FOR 790 GEORGE STREET TO A PLANNED DEVELOPMENT DISTRICT FOR THE REDEVELOPMENT OF APPROXIMATELY 4.92 ACRES OF LAND.

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WHEREAS, pursuant to Section 65 of the New Haven Zoning Ordinance ("Ordinance") Connecticut Health Care Holdings, LLC has made application for the following parcels of land, which meet the requirements set forth in Section 65(b)(2) of the Ordinance;

1. 240 Winthrop Avenue, Assessor's Map 339/0190/02300, comprised of roughly 4.8 Acres;
and
2. 790 George Street, Assessor's Map 339/0190/01000, comprised of roughly .12 Acres;
and

Being the same land shown and designated more particularly on a certain A-2 Survey entitled: "Boundary & Topographic Survey, CARMEN CAPITAL, Scale 1" = 30', dated February 24, 2016" by JAMES C. WEED, Licensed Surveyor No. 70249, a copy of which survey is in Schedule B attached hereto; and

WHEREAS, the applicant submitted sufficient plans, information, traffic studies and related supportive materials as required pursuant to the provisions of the Ordinance; and

WHEREAS, after public notice and hearing and due comment from the public and interested parties and various agencies of the City of New Haven.

NOW THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the application of Connecticut Health Care Holdings, LLC for a Planned Development District at the above described parcels of land meets the objectives set forth in Section 65(a) of the Ordinance, in that:

- A. It is in accordance with the comprehensive plans for the City of New Haven, including plans for redevelopment and renewal; and
- B. It is composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the Planned Development and the City of New Haven; and
- C. It is so designed in its space allocation, orientation, texture, materials, landscaping, and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing

such unusual merit as to reflect beneficially on the applicant, the City of New Haven and its residents; and

D. It has provided sufficient usable open space as required pursuant to Section 65(d) of the Ordinance; and

E. A traffic impact study pursuant to Section 65 has been submitted and approved.

BE IT FURTHER ORDAINED that Report 1554-07 of the City Plan Commission regarding the said Planned Development District is adopted and incorporated herein; and approval of the said Planned Development District is upon condition of conformance with all the recommendations and conditions of the said Report.

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that this Planned Development District is hereby adopted with the modifications of the existing zoning requirements requested by Connecticut Health Care Holdings, LLC, as included in Schedule A, Table of Zoning Modifications, attached hereto that the proposed general plans for this Planned Development District which accompany Connecticut Health Care Holdings, LLC's application are hereby approved, and that the proposed Planned Development District is hereby approved as the zoning classification for the tract referenced in the survey, Schedule B attached hereto.

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that Grid 11 of the Zoning Map is hereby amended to designate the tract referenced above as a planned development district.

Except as amended herein the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDERED that said Zoning Ordinance and Zoning Map Amendment shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the Charter of the City of New Haven.