

ATTACHMENT A

**CITY OF NEW HAVEN
BOARD OF ALDERS**

In re Petition of The New Haven :
Jewish Community Council Housing Corporation :
To Amend the New Haven Zoning Ordinance :
Map to Change the Zoning of Designation of :
18 Tower Land and 1B Tower Lane from :
Planned Development District #15 to the :
BD-3 District Central Business/Mixed-Use :

**PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP
TO CHANGE THE ZONING DESIGNATION OF 18 TOWER LANE AND 1B TOWER
LANE FROM PLANNED DEVELOPMENT DISTRICT #15 TO BD-3
CENTRAL BUSINESS/MIXED USE DISTRICT**

Pursuant to 1925 Special Act No. 490, § 5, Article IV, §§ 3, 4 and 5, Article XIII § 2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance"), Petitioner, The New Haven Jewish Community Council Housing Corporation ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the Zoning Ordinance Map to change the designation of 18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 1B Tower Lane (Map/Block/Parcel 239/0110/00403) from Planned Development District #15 to BD-3-Central Business /Mixed-Use.

In support of this Petition, Petitioner represents as follows:

1. The Towers at Tower Lane consist of two connected independent living/assisted living residential towers for low and moderate-income elderly residents. These residential buildings, known as Tower One and Tower East, are located

respectively at 18 Tower Lane and 1B Tower Lane, which properties are owned by the Petitioner.

2. The Towers wishes to construct a third building to be known as Tower Three on its properties to provide low cost assisted living and independent living arrangements for additional members of the community.

3. The City recently adopted a new Comprehensive Plan of Development known as Vision 2034. Vision 2034 lists as a high priority implementing Strategy 7.6, which encourages and prioritizes projects that combine affordable housing with long term care services to enable older residents to age in place while receiving coordinated care and services. The Tower Three project is a project that implements Strategy 7.6.

4. The Towers at Tower Lane are currently part of Planned Development District #15 (PDD #15). PDD #15 was adopted by the Board of Aldermen in the late 1960's, was tailor-made for the Tower One project and was later amended to include the Tower East project.

5. PDD # 15 does not contemplate a third building on The Towers at Tower Lane properties. Additionally, PDD #15, like all Planned Development Districts, has a substantial open space requirement under Section 65 of the Zoning Ordinance, which is 250 square feet per dwelling unit and 150 square feet for each elderly dwelling unit. Prior to the demolition of the Church Street South Project, a substantial amount of the open space required for Tower One and Tower East was located on the Church Street South Project site that was also part of PDD #15. Now that the Church Street South Project has been demolished, the open space available and attributed to The Towers no longer exists (such land will be used for the Union Square Project). Moreover, if a Planned Development

designation for The Towers properties were retained, there would be additional open space required for the new 140-200 units that will be constructed in Tower Three, which open space is not available on The Towers' properties or elsewhere in PDD #15.

6. In contrast, the BD-3 Zoning designation will facilitate the development of Tower Three. The BD-3 District permits residential and assisted living units as a matter of right, allows for dense development, provides for appropriate open space, and permits a mixed-use development, which Tower Three will be.

7. The BD-3 District is directly adjacent to The Towers' properties and is also the zoning district across Church Street South from Tower Lane, so that extending the BD-3 District to The Towers' properties is appropriate.

8. This request for a map amendment complies with the requirements for a zoning amendment under § 64(d)(2) of the Zoning Ordinance. A map amendment is needed because since PDD #15 was adopted in the late 1960's changes have taken place in the City and in the patterns of land use, including the supply of land and its peculiar suitability for elderly, assisted and supportive housing.

9. Additionally, in compliance with § 63(d)(2) of the Zoning Ordinance, no negative effect of a map change on the surrounding area is anticipated. The surrounding area is largely zoned BD-3.

10. As stated above, the map amendment being sought in this petition furthers the purposes of the City's Comprehensive Plan of Development and the Comprehensive Plan as required by § 63(d)(2) of the Zoning Ordinance and Article XIII, §2C of the City Charter. Moreover, other zoning districts have been considered for The Towers at Tower Lane properties and Tower Three, as required by § 63(d)(2) of the

Zoning Ordinance, including a new Planned Development District and the Transit Oriented Community District, and are not appropriate for the Tower Three project, because the uses contemplated for Tower Three are not permitted as of right and the parking limits may not be appropriate for the personnel who will provide services to the residents of Tower Three. Finally, the size of the area involved in this Petition is 4.5 acres, which is in excess of the minimum required acreage for a zoning map amendment under § 64(d)(2)c of the Zoning Ordinance.

7. As also required by Article XIII § 2C of the City of New Haven Charter, this Amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City, page 2.

8. As additionally required by Article XIII § 2B of the City of New Haven Charter, the proposed Amendment is uniform for each class of buildings or structures throughout the BD-3 District.

WHEREFORE, Petitioner requests that the Board of Alders amend the Zoning Map in the manner set forth in Attachment C, page 2.

Respectfully submitted

Petitioner

The New Haven Jewish Community Council Housing Corporation

A handwritten signature in cursive script that reads "Gustave Keach-Longo" followed by a circled number "35".

By: Gustave Keach-Longo

Its: President and Chief Executive Officer