

EXHIBIT B – Petition

CITY OF NEW HAVEN BOARD OF ALDERS

In re: Petition to amend the New Haven Zoning
Ordinance Article V §§ 42 (use table), 43, 43.1, 43.3,
and 45 by adding a Transit-Oriented Development
District, known as a Transit-Oriented Community
Zone, to the text of the New Haven Zoning
Ordinance as a new zoning district

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PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE ARTICLE V §§ 42 (USE TABLE), 43, 43.1, 43.3, AND 45 BY ADDING A TRANSIT-ORIENTED DEVELOPMENT DISTRICT, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.

Pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19 of the Charter of the City of New Haven, and Section 64(d)(1) of the New Haven Zoning Ordinance, Petitioner City of New Haven acting by and through New Haven Parking Authority (“Petitioner”) hereby petitions the New Haven Board of Alders to amend the New Haven Zoning Ordinance, Article V, Sections 42, 43, 43.1, 43.3, and 45 to establish a TOD District (Transit-Oriented Development) pursuant to Conn. General Statutes §§ 13b-79o, et. seq., to be known as a Transit Oriented Community Zone (“TOC”), with a description of the purpose, uses, bulk, yard, setback, open space, parking, and other requirements for the new District set forth in Exhibit A, attached.

In support of this Petition, Petitioner represents as follows:

1. The City of New Haven (the “City”), working through its Economic Development Administration, City Plan Department, and with the New Haven Parking Authority as Station,

Parking, and Brokerage Manager of New Haven Union Station, has determined that the City would benefit from the establishment of the TOC.

2. The Petitioner has submitted a separate and accompanying Order to amend the zoning ordinance text of Article V, Sections 42, 43, 43.1, 43.3, and 45 to establish the TOC.

3. The proposed text change would establish a mixed-use TOC, including residential, retail, office, open space, and public uses in a walkable environment near major transportation hubs, including in particular at 170 Union Avenue, New Haven Union Station.

4. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance text amendments are in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendments will encourage reuse of existing underutilized or vacant multi-story structures or lots, and as also required by Article VII Section 3L and Article XIII, these amendments are designed to lessen congestion in the streets, secure safety, promote health and general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for pedestrian, public and private transportation, and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

5. As required by the City of New Haven Charter, the proposed amendments are uniform for each class of buildings or structures within the proposed TOC.

WHEREFORE, Petitioner requests that the New Haven Board of Alders consider and approve the Amendment to New Haven Zoning Ordinance by adopting the amendments to Sections 42, 43, 43.1, 43.3, and 45 as set forth in Exhibit A attached hereto and by reference thereto incorporated herein.

RESPECTFULLY SUBMITTED,
CITY OF NEW HAVEN ACTING BY AND
THROUGH NEW HAVEN PARKING
AUTHORITY

BY: Norman Forrester
Chairman, New Haven Parking Authority