

**CITY OF NEW HAVEN
BOARD OF ALDERS**

In re: Petition to amend the New Haven Zoning :
Map (Maps #16 and #12) to change the designation :
of Approximately 7.33± acres of land located at 170 :
Union Avenue (M-B-P 237/1300/00200) from B-E :
(wholesale and distribution) to a Transit-Oriented :
Development zoning district :
classification, pursuant to Conn. General :
Statutes §§13b-79o, et. seq., known as :
a Transit-Oriented Community Zone :

PETITION TO AMEND THE NEW HAVEN ZONING MAP (Maps #16 and #12) TO CHANGE THE DESIGNATION OF APPROXIMATELY 7.33± ACRES OF LAND LOCATED AT 170 UNION AVENUE (M-B-P 237/1300/00200) FROM B-E (WHOLESALE AND DISTRIBUTION) TO A TRANSIT-ORIENTED DEVELOPMENT ZONING DISTRICT CLASSIFICATION, PURSUANT TO CONN. GENERAL STATUTES §§13b-79o, ET. SEQ., KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE

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 Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Petitioner City of New Haven acting by and through the New Haven Parking Authority (“Petitioner”) hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Map by rezoning the captioned parcel from its current BE (Wholesale and Distribution) designation to Transit-Oriented Development District, pursuant to Conn. General Statutes §§13b-79o, et. seq., known as a Transit-Oriented Community Zone in accordance with Sections 42, 43, 43.1, 43.3 and 45 of the Zoning Ordinance.

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 a TOD.

2. The proposed map amendment would establish a mixed-use TOD district, including residential, retail, office, open space, and public uses in a walkable environment near major transportation hubs, including in particular at New Haven Union Station. The Map Amendment is in character with adjacent uses and will encourage the most appropriate use of land.

3. The Map Amendment is consistent with the Comprehensive Plan of Development for the City of New Haven (the “Plan”) because it promotes values and goals incorporated into the Plan including the creation of new housing opportunities, the opportunity for mixed uses (a community preference set forth in the Plan), addresses current and future housing needs, and unleashes the economic development potential of significant parcels of land in ways that are complementary to existing land uses.

4. The Map Amendment will encourage reuse of existing underutilized or vacant multi-story structures or lots, and is 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. The proposed Map Amendment also satisfies the criteria for an Amendment to the New Haven zoning Map set forth in Zoning Ordinance § 64(d). The Map Amendment for the subject 7.33 acres, an area of sufficient size, recognizes and responds to changes that have taken place in the City, to the supply of land in the City, and to its peculiar suitability for various purposes.

WHEREFORE, Petitioner requests that the New Haven Board of Alders consider and approve the Amendment to the New Haven Zoning Map (Maps # 16 and #12) to rezone approximately 7.33± acres of land located at 170 Union Avenue, M-B-P 237/1300/00200, from BE to a TOC.

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

Norman Forrester
Chairman, New Haven Parking Authority