



# City of New Haven

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## Legislation Details (With Text)

**File #:** OR-2019-0050      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 12/12/2019      **In control:** City Clerk  
**On agenda:**      **Final action:** 1/7/2020  
**Title:** ZONING ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT (PDD #45) OF THE PLANNED DEVELOPMENT DISTRICT #45 FOR THE SAINT RAPHAEL CAMPUS EXPANSION to include additional parcels located on CHAPEL STREET, orchard street and george street AND WITH RESPECT TO PLANNED DEVELOPMENT DISTRICT #45 STANDARDS.

### Sponsors:

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**Attachments:** 1. Draft PDD Ordinance, 2. 1563-08 Map and Text Amendment PDD 45, 3. 20191210 CD LEG Bill Spruill, 4. 20191210 CD LEG Dwight Resident Talking Points, 5. 20191210 CD LEG Fereshteh Bekhrad, 6. 20191210 CD LEG Flyer Garage, 7. 20191210 CD LEG Flyer Ramus Schlutter, 8. 20191210 CD LEG Friends of the Dwight History District\_Olivia Martson, 9. 20191210 CD LEG Maps Ramus Schlutter, 10. 20191210 CD LEG Ming-Yee Lin, 11. 20191210 CD LEG Mona Berman, 12. 20191210 CD LEG Ramus Schlutter, 13. 20191210 CD LEG St. Luke's Development Corporation\_Fred Taylor, 14. 20191210 CD LEG TTP Advisory Report on PDD 45 Amendment, 15. 20191210 CD LEG Urban League Design, 16. 20191210 CD LEG Virginia Spell, 17. OR-2019-0050

Date	Ver.	Action By	Action	Result
1/7/2020	1	Board of Alders	Approved	
12/16/2019	1	Board of Alders	Noted	
12/10/2019	1	Joint Community Development/Legislation	Favorable Report	
10/23/2019	1	Board of Alders	Referred	

ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT (PDD #45) OF THE PLANNED DEVELOPMENT DISTRICT #45 FOR THE SAINT RAPHAEL CAMPUS EXPANSION TO INCLUDE ADDITIONAL PARCELS LOCATED ON CHAPEL STREET, ORCHARD STREET AND GEORGE STREET AND WITH RESPECT TO PLANNED DEVELOPMENT DISTRICT #45 STANDARDS.

WHEREAS, on October 23, 2019, pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19, the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Yale New Haven Hospital, Inc. ("YNHH") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders Amend the Map of the Zoning Ordinance to amend Planned Development District 45 ("PDD 45") to include additional parcels on Orchard Street and George Street and to amend the standards and uses in PDD 45; and

WHEREAS, this amendment shall override any existing PDD 45 standards, including but not limited to uses, bulk requirements, and signage, as well as any remaining standards of the underlying zone prior to this amendment; and

WHEREAS, on October 23, 2019, pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on December 2, 2019, the City Plan Commission, following its public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1563-08; and

WHEREAS, the Joint Community Development/Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on December 10, 2019 recommended to the full Board with favorable report that the Zoning Ordinance Map Amendments be adopted; and

WHEREAS, the Board of Alders finds that the Map Amendments to the Zoning Ordinance requested in the Petition are in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendments will facilitate the construction of a new bed tower and neuroscience facility to further development of the Saint Raphael's Campus; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition 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 all forms of transportation and other public requirements, reflect the character of the proposed 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.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Map Amendment to the Zoning Ordinance set forth in the Petition of YNHH, and shown in Attachment A, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in Attachment B attached hereto which attachment is incorporated by reference. This Ordinance shall be effective on the day after the date of publication of this Ordinance Map Amendment.