



Legislation Details (With Text)

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Title: ORDER BY THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN TO AMEND THE ZONING MAP TO DESIGNATE 455 GREENWICH AVENUE AS PART OF THE BA ZONE.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1. 455 Greenwich Ave_check list, 2. 2. 455 Greenwich Avenue_cover letter_city plan, 3. 3. 455 Greenwich Ave_cover letter_B. Pellegrino, 4. 4. 455 Greenwich Avenue_resolution, 5. 5. 455 Greenwich Ave_prior notification, 6. 6. 455 Greenwich Ave_fiscal impact statement, 7. 7. Supporting Doc_1556-13 455 Greenwich Avenue PAD, 8. OR-2020-0035

Date	Ver.	Action By	Action	Result
11/16/2020	1	Board of Alders	Approved	Pass
11/5/2020	1	Board of Alders	Noted	
10/29/2020	1	Legislation Committee	Favorable Report	
7/6/2020	1	Board of Alders	Referred	

ORDER BY THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN TO AMEND THE ZONING MAP TO DESIGNATE 455 GREENWICH AVENUE AS PART OF THE BA ZONE.

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A-2F of the Charter of the City of New Haven and Article VII, Sections 64(d)(1) and 65 of the New Haven Zoning Ordinance; and

WHEREAS, on application of the City Plan Department ("City Plan") for the rezoning of property located at 455 Greenwich Avenue (the "Property"), as listed and depicted on Schedule A attached hereto; from RM-2 to BA Zoning District; and

WHEREAS, City Plan submitted sufficient plans, information, and related supporting materials; and

WHEREAS, pursuant to Article XIII, Section 2E of the City of New Haven Charter, the Board of Alders referred City Plan's application to the New Haven City Plan Commission for a public hearing;

WHEREAS, on July 15, 2020, the City Plan Commission held a public hearing on City Plan's application after providing due notice of such hearing in accordance with the provisions of law;

WHEREAS, on July 15, 2020, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII, Sections 64(d)(2) of the Zoning Ordinance recommending approval of City Plan's application, CPC Report No. 1571-05; and

WHEREAS, the change of the zoning designation for the Property is in accordance with the Comprehensive Plan of Development of the City and is consistent with land uses and the zoning

classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter of the City of New Haven; and

WHEREAS, after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement.

NOW THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven that the application of City Plan for the map amendment meets the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) and in C.G.S. § 8.2m in that it is responsive to:

1. changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven; and
2. in the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.

BE IT FURTHER ORDERED by the Board of Alders of the City of New Haven that the Zoning Map is hereby amended to designate the Property as part of the BA Zone on the Zoning Map except as amended herein the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDERED that said 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.