



City of New Haven

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Legislation Details (With Text)

File #: OR-2023-0026 **Version:** 2 **Name:**
Type: Ordinance **Status:** Enacted
File created: 3/30/2023 **In control:** City Clerk
On agenda: **Final action:**
Title: ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF APPROXIMATELY 0.46 ACRES KNOWN AS 19 CLINTON AVENUE (MBLU 160-0761-02200, PID 7509) AND AN UNNUMBERED PARCEL ON PERKINS STREET (MBLU 160-0761-02101, PID 7508) FROM RM-1 (LOW-MIDDLE DENSITY RESIDENCE) TO BA-1 (NEIGHBORHOOD CENTER MIXED USE BUSINESS).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Signed Petition - Attachment A, 2. Property Description - Attachment C (S7494534) (1), 3. Prior Notification Form 3.14.23 (S7492728) (1), 4. Petition for Map Change - Attachment A (S7494173), 5. Pennrose LOA (signed) (S7493495) (S7494174), 6. Map Change Petition - Full Submission (S7494620), 7. Fiscal Impact Statement 3.14.23 (S7492726) (1), 8. Existing and Proposed Zoning Maps - Attachment B (S7494528), 9. Draft Ordinance - Attachment D (S7492727), 10. Cover Letter to Town Clerk - Signed (S7494618), 11. Cover Letter to BOA - Signed and Stamped (S7494617), 12. City Consent to Map Change Petition [Full Execution] 03 23 2023 (S7494584), 13. BOA SUBMISSION CHECKLIST 3.14.23 (S7492725), 14. Order Revised, 15. 230502 CD LEG Package_Public Testimony, 16. 5.2.23 Board of Alders Presentation for Pennrose Map Change, 17. OR-2023-0026

Date	Ver.	Action By	Action	Result
6/5/2023	2	Board of Alders	Approved	Pass
5/15/2023	2	Board of Alders	Noted	
5/2/2023	2	Joint Community Development/Legislation	Favorable Report	
4/3/2023	1	Board of Alders	Referred	

ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF APPROXIMATELY 0.46 ACRES KNOWN AS 19 CLINTON AVENUE (MBLU 160-0761-02200, PID 7509) AND AN UNNUMBERED PARCEL ON PERKINS STREET (MBLU 160-0761-02101, PID 7508) FROM RM-1 (LOW-MIDDLE DENSITY RESIDENCE) TO BA-1 (NEIGHBORHOOD CENTER MIXED USE BUSINESS).

WHEREAS, on March 23, 2023, pursuant to Special Act No. 490, § 5, Article VII § 3(L) and Article VI § 19, the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Pennrose, LLC, through attorney agent Meaghan M. Miles of Carmody Torrance Sandak & Hennessey LLP, 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 change the designation of approximately 0.46 acres of property identified as 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an unnumbered parcel on Perkins Street (MBLU 160-0761-02101, PID 7508), located north of Grand Avenue between Clinton Avenue and Perkins Street,

from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

WHEREAS, on April 3, 2023, pursuant to Article VII § 3(L) 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.

WHEREAS, on April 19, 2023, the City Plan Commission, following its public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1630-03; and

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on May 2, 2023, recommended to the full Board with favorable report that the Zoning Ordinance Map Amendment be adopted; and

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the petition is in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendment will facilitate the preservation and restoration of the historic architecture and urban pattern of the City, facilitate walkability and community over automotive-related sprawl by permitting the construction of a multifamily affordable housing development along the Grand Avenue commercial corridor, and encourage physical activity and community involvement through the addition of shared indoor and outdoor community space in the proposed development.

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 concentration of population, facilitate the adequate provisions for 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; and

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Map Amendment to the Zoning Ordinance set forth in the Petition of Pennrose, LLC, and shown in **Attachment A**, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in **Sheet 2 of 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.