



Legislation Details (With Text)

File #: OR-2023-0025 **Version:** 3 **Name:**
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On agenda: **Final action:**

Title: ZONING MAP AMENDMENT OF THE CITY OF NEW HAVEN (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, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3 - MA - Title and Order - Union Station TOC Map Amendment CLEAN 4 1 24 MM, 2. Appendix A_Map, 3. 5 - MA - Petition 11 2 2023, 4. 1 CHECK LIST - MA Union Station Rezone TOZ 6 16 23, 5. 2 - MA - Union Station Rezone Cover Letter 4 28 2023, 6. 2 - MA - Union Station Rezone Cover Letter SIGNED, 7. 3 - MA - Title and Order - Union Station TOC Map Amendment REDLINED 4 1 24 MM, 8. 4 - MA - Prior Notification Form 6 17 23, 9. 5 - MA - Fiscal Impact Statement 6 17 23, 10. 5 - MA - Petition CLEAN 11 2 2023, 11. 5 - MA - Petition REDLINED 11 2 2023, 12. SCROG_Transit Oriented Zone, 13. Signature Page

Date	Ver.	Action By	Action	Result
5/6/2024	3	Board of Alders	Approved	Pass
4/15/2024	3	Board of Alders	Noted	
4/2/2024	3	Legislation Committee	Favorable Report	
7/5/2023	1	Board of Alders	Referred	

ZONING MAP AMENDMENT OF THE CITY OF NEW HAVEN (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, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE.

WHEREAS, on May 4, 2023, 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 filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders amend the Zoning Map (Maps #16 and #12) to change the zoning designation of approximately 7.33± acres of land located at 170 Union Avenue, M-B-P 237/1300/00200, from BE to a Transit-Oriented Development (“TOD”) district, pursuant to Conn. General Statutes 13b-79o, et. seq., known as a Transit-Oriented Community Zone (“TOC”);

WHEREAS, on July 5, 2023, 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;

WHEREAS, on December 20, 2023, the City Plan Commission, following their 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. 1634-04;

WHEREAS, the Legislation Committee of the Board of Alders, following their public hearing on the matter on April 2, 2024, recommended to the full Board with favorable report that the Zoning Map Amendment be adopted;

WHEREAS, the Board of Alders finds that the Map Amendment Zoning Ordinance Map requested in the Petition is in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendment promotes the goals of the Plan and the interests of the community as a whole; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance Map 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 overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of pedestrian, public and private transportation, and other public requirements, reflect the character of the applicable 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 New Haven Board of Alders that the Petition for an Amendment to the Zoning Ordinance Map (Maps #16 and #12) is hereby approved and that such Zoning Map shall be amended to designate the property described in Appendix A attached hereto, which attachment is incorporated herein by reference, as a TOC.

BE IT FURTHER ORDAINED that the aforesaid Zoning Map amendment shall take effect upon publication of said amendment pursuant to the requirements of the New Haven Charter and Connecticut law.