



Legislation Details (With Text)

**File #:** OR-2025-0027      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 10/9/2025      **In control:** City/Town Clerk  
**On agenda:**      **Final action:** 4/6/2026  
**Title:** ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF TWO CERTAIN PROPERTIES: 1439 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU#125/1039/00200) AND 1445 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU# 125/1039/00300) FROM RS2 (GENERAL SINGLE FAMILY) TO RM1 (LOW MIDDLE DENSITY).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 - Cover Letter - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 2. 2 - PNF - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 3. 3 - Fiscal Impact - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 4. 4 - Attachment A Petition - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 5. 5 - Attachment B Order - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 6. 6a - 1439 Quinnipiac Legal Description, 7. 6b - 1445 Quinnipiac Legal Description, 8. 7 - Attachment C - Zoning Map Proposed Change - 1439-1455 Quinnipiac Avenue Zoning Map Amend, 9. 1674-07 1439 and 1445 Quinnipiac Ave Zoning Map Amendment BOA\_SignedLB, 10. Quinnipiac Ave-Check, 11. 260312 LEG Haven Heights Renderings 3-11-2026, 12. 260310 LEG Presentation\_Quinnipiac Rezoning, 13. 260312 LEG Haven Heights Architectural Plans, 14. CURRENT Haven H. Drawings 10.15.25, 15. Map with Properties Indicated, 16. Signature Copy

Date	Ver.	Action By	Action	Result
4/6/2026	1	Board of Alders	Approved	
3/16/2026	1	Board of Alders	Noted	
3/10/2026	1	Legislation Committee	Favorable Report	
10/20/2025	1	Board of Alders	Referred	

ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF TWO CERTAIN PROPERTIES: 1439 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU#125/1039/00200) AND 1445 QUINNIPIAC AVENUE NEW HAVEN, CT (MBLU# 125/1039/00300) FROM RS2 (GENERAL SINGLE FAMILY) TO RM1 (LOW MIDDLE DENSITY).

WHEREAS, on October 20, 2025, 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”), Refined Living LLC 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 portions of Quinnipiac Avenue from GENERAL SINGLE FAMILY (RS2) to LOW MIDDLE DENSITY (RM1);

WHEREAS, on October 20, 2025, 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 November 19, 2025, 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. 1674-07;

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 March 10, 2026, recommended to the full Board of Alders with Favorable report that the Zoning Ordinance Map Amendments be adopted;

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 encourage reuse of existing and underutilized parcels for appropriate residential development consistent with the RM1 standards and will encourage an appropriately transitional pattern of orderly and mutually beneficial residential development along Quinnipiac Avenue; 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 Refined Living LLC, and shown in Attachment A, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in Attachment C 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.