



City of New Haven

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Legislation Text

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ZONING ORDINANCE MAP AMENDMENT APPROVING A CHANGE IN THE DESIGNATION OF 18 TOWER LANE AND 1B TOWER LANE FROM PLANNED DEVELOPMENT DISTRICT # 15 TO BD-3-CENTRAL BUSINESS DISTRICT/MIXED-USE DISTRICT.

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), The New Haven Jewish Community Council Housing Corporation (the "Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the New Haven Zoning Ordinance Map (the "Zoning Map") (the "Map Amendment") to indicate that 18 Tower Lane and 1B Tower Lane located in the Hill section of New Haven, which property is owned by the Petitioner and is currently located in the Planned Development District #15 ("POD #15"), be designated on such Zoning Map as being located in the BD-3-Central Business/ Mixed-Use District (the "BD-3 District");

WHEREAS, on January 5, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for its advice;

WHEREAS, on January 27, 2026, 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. 1677-02;

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on March 10, 2026, the Legislation Committee issued a Favorable report;

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 and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the development of affordable housing that is combined with long term care services to enable older residents to age in place while receiving coordinated care and services, a priority of Vision 2034;

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 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; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the BD-3 District.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the

Petition of The New Haven Jewish Community Council Housing Corporation for an Amendment to the Zoning Map to designate 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed Use District is granted, and the Zoning Map shall be amended to designate 18 Tower Lane and 1B Tower Lane as being located in the BD-3 District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.