



City of New Haven

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Legislation Text

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ZONING MAP AMENDMENT APPROVING THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT - HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2).

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"), Elm City Lofts, LLC ("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") to indicate that 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue located in the Newhallville section of New Haven, which property is to be conveyed to the Petitioner and is currently located in the Industry H District - Heavy Industry (IH), be designated on the Zoning Map as being located in the Residential General High-Density District (RH-2) (the "Map Amendment");

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 their advice;

WHEREAS, on February 25, 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. 1678-06;

WHEREAS, following the public hearing of the Board of Alders Joint Legislation and Tax Abatement Committee on February 24, 2026, the committee recommended approval of the Petition;

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, a priority of Vision 2034, the City's Comprehensive Plan of Development, and will extend an existing adjacent zoning district;

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 RH-2 district and exceeds the minimum size required for a map amendment.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition of Elm City Lofts, LLC for an Amendment to the Zoning Map to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue from Industry H District - Heavy Industry (IH) to Residential General High Density District (RH-2) is granted and the Zoning Map shall be amended to designate 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue as being located in RH-2 District.

BE IT FURTHER ORDAINED this amendment shall be effective on the day after the date of publication of notice of the adoption of this Zoning Map Amendment.