

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ZONING ORDINANCE MAP AMENDMENT** to change the zoning designation of properties located on James Street from Residential (RM-2) to Light Industry (IL).  
(Submitted by Andrew Consiglio)

**REPORT:** 1560-09  
**ADVICE:** Approve

**ADDRESS(ES):** 375 James Street & 0 James Street (MBLU 171-0777-00101)  
**SITE AREA:** ±0.89 acres or 38,768.4 sq. ft.  
**EXISTING ZONE(S):** RM-2 (Middle-High Density Residential)  
**PROPOSED ZONE:** IL (Light Industry)  
**PROPOSED CONSTRUCTION:** TBD  
**APPLICANT/PROPERTY OWNER:** Andrew Consiglio  
**ARCHITECT:** N/A  
**ENGINEER:** N/A  
**ATTORNEY:** Benjamin Trachten, Esq.

### SUBMISSION

Application includes: Checklist Coversheet for Aldermanic Submissions; Cover Letter from Attorney Benjamin Trachten to President Tyisha Walker-Meyers, dated May 16, 2019; Petition for Amendment to New Haven Zoning Map; Ordinance RE: Zoning Map Amendment to Change the Zoning Designation of Properties Located on James Street from Residential (RM-2) to Light Industry (IL); Prior Notification Form; Fiscal Impact Statement; Map and Property Description. Received May 2019.

### BACKGROUND

In conversation with both the owners of the property and potential developers, City Plan staff feels this is an appropriate time to re-designate the zone of the properties located at 375 James Street and the abutting property to the South "MBLU 171 0777 00101". Staff has worked in collaboration with the prospective developers and their attorney and feel this proposal is within the best interest of the city.

The proposed map change from RM-2 to IL is based largely on the idea that this area is underutilized and the current RM-2 zoning designation restricts any future use to residential with very little commercial application. The IL District was created in part to implement the goal of New Haven Vision 2025 to "develop new zoning standards for proposed industrial mixed-use areas," and that rezoning the Property to IL is in accordance with that goal and attests to the success of the new IL standards.

### EXISTING CONDITIONS

The subject lots located on James Street have a total approximate area of .89 acres, and it contains one (1) building used for the LULAC Head Start Program. The Property is located on the border of the IH zone and is adjacent to residential and industrial zones and uses. The property located directly to the North (abutting 375 James Street) is the Amistad Academy School. The properties to the west are zoned IH and used as large-scale commercial/industrial uses; the properties to the south are zoned IL and is used for commercial purposes (New Haven Masonry Inc.) The properties to the East (directly across Main Street) are zoned RM-2 and used for residential purposes.

The property is located within a unique section of the Mill River District where the lots are of substantial size allowing for a more productive use on the site while being able to comply with required parking standards. With the recent renovation and new uses being approved to the neighboring 470 James Street (UHAUL and Paw

Haven) as well as the recently approved zone change to the nearby Peck Street properties, this is an up and coming area in the city regarding commercial and industrial development. Limiting the site to residential uses as it currently is, does not only the city a disservice but the site itself due to its overall size and proximity to smaller residential lots and uses.

### **PROPOSED ACTIVITY**

Converting this property to IL will bring future uses into conformity with the surrounding area and provide a more flexible zoning designation. Contingent upon the approval of this zone change, the owner of the abutting property located at 355 James Street proposes to use the subject lots to facilitate the growth of its business, New Haven Masonry Inc.

### **PLANNING CONSIDERATIONS**

The IL zone allows for a broad range of commercial and industrial uses on the Property, all such uses being more compatible with the Property's adjacent residential and industrial uses than strictly residential.

As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Map amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage an appropriately transitional pattern of orderly and mutually beneficial development along James Street, and will allow for a myriad of uses in underutilized industrial buildings that are more in harmony with adjacent residential and commercial uses. As also required by, Article VII Section 3L and Article XIII 2, this amendment 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 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.

The property is located within a Coastal Management Area and therefore would require Site Plan Approval via the City Plan Commission for any future development and/or change of use. Despite the area being less than 4 acres, it would then add to the 1.1-acre site located next door designated as IL and therefor staff feels this change is appropriate in all criteria stated in the New Haven Zoning Ordinance and the Comprehensive Plan.

### **ADVICE**

Approve

**ADOPTED:** August 21, 2019  
Leslie Radcliffe  
Vice Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department