

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 53 SHELTON AVENUE. Disposition of vacant lot for development as a social service center for youth and young adults with supportive housing. (Believe In Me Empowerment Corporation)

REPORT: 1535-10R

ADVICE: Approve

PROJECT SUMMARY:

Developer: Believe In Me Empowerment Corporation

Disposition Price: \$1,000

Site: 12,932 SF

Zone: RH-2

Use: Social service center

Financing: Private

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

The City proposes to dispose of this building lot to Believe In Me Empowerment Corporation who will develop a 5,500 square-foot mixed-use building. The applicant will develop a social service center for youth and young adults with supportive housing. The property was zoned IH at the time that the Commission first heard this item on September 19, 2017. The property has since been zoned RH-2.

PLANNING CONSIDERATIONS:

A mixed-use building as proposed that does not provide a neighborhood convenience is an incompatible use with the existing and envisioned (in the 2015 Comprehensive Plan) residential neighborhood along Shelton Avenue. However, Office Use and Single Room Occupancy (SRO) dwelling units are permitted in the RH-2 zone as of right (per Zoning Ordinance Sections 16(a)(4) and (b)(2)(b)). No use variances will be necessary. There has been no determination whether other zoning relief will be required.

ADVICE:

The Commission advises that the Board of Alders to approve the disposition.

ADOPTED: October 16, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department