

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 455 GREENWICH AVENUE. Disposition of a vacant lot for the construction of a mixed-used building (Applicant: Carlos Rodriguez)  
**REPORT:** 1556-13  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** Carlos Rodriguez  
**Disposition Price:** \$15,000  
**Site:** 7,500 SF  
**Zone:** RM-2  
**Use:** Vacant to mixed-use building  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 455 Greenwich Avenue to Carlos Rodriguez who will use the lot to build a mixed-used building that will house his food truck business on the first floor and apartments above. This character of this area is commercial, and this lot abuts the BA Zone. A zone change might be necessary for this use, but the committee found that this would be a nice addition to the community.

### PLANNING CONSIDERATIONS:


**New Haven Vision 2025, III-9:** It is a land use goal to “continue to use the City’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”

**New Haven Vision 2025, IV-14:** It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”

**Zoning Ordinance, Sections 14 and 43:** These sections dictate the bulk area requirements in the RM-2 and BA zones. This lot is conforming in either zone. There is space for the Applicant’s proposed development without creating nonconformities.

**ADVICE:**  
Approval.

**ADOPTED:** April 17, 2019  
Leslie Radcliffe  
Vice Chair

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