

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: 1535-10

ADVICE: Do not approve disposition until further information is available

PROJECT SUMMARY:

Developer: Believe In Me Empowerment Corporation

Disposition Price: \$1,000

Site: 12,932 SF

Zone: IH

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 structure at this site. The applicant will develop a social service center for youth and young adults with supportive housing.

PLANNING CONSIDERATIONS:

A mixed-use building such 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. Furthermore, both proposed uses for the site, social service center and residential, are not permitted uses in the IH zone and building the project as envisioned will require receiving use Variances by the Board of Zoning Appeals (BZA). As the BZA cannot be compelled to grant a use Variance, the land should not be sold for a use that is not permitted in the zone.

ADVICE:

It is not clear whether the applicant has or intends to apply for required zoning relief. The Commission advises that the Board of Alders not approve the disposition until further information is provided regarding zoning conformance and relief required.

ADOPTED: September 19, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director