

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 261-265 STARR STREET - DISPOSITION OF 2 LOTS FOR OFF-STREET PARKING OR NEW GYMNASIUM

REPORT: 1499-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Greater Deliverance Tabernacle Fellowship Church, Inc.
Disposition Price: \$20,000.00
Site: 6,534 sq. ft.
Zone: RM-2
Use: Parking for the church located at 271 Starr Street.
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The property to be disposed is currently two adjacent vacant city-owned lots which the church proposes to use as a 13-space parking lot for its church located at 271 Starr Street or for a new gymnasium. This disposition is in conjunction with the disposition of a third lot across the street at 274 Starr Street. (CPC 1499-13)

PLANNING CONSIDERATIONS:

The properties located at 261 and 265 Starr Street are to be used as accessory parking for the Greater Deliverance Tabernacle Fellowship Church, or alternatively to construct a new gymnasium if the third parcel across the street is used for parking. The uses proposed for the property would comply with zoning regulations for accessory uses for a church; full compliance will be determined once plans are developed. In its application, the church has indicated that within six months of purchase, it will install lighting, shrubbery and a gravel surface for the parking lot, the timetable for the gymnasium is.....The Commission recommends allowing either lot to be used for either use to allow maximum flexibility in planning.

ADVICE:

Approval.

ADOPTED: November 19, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director