

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 32 STEVENS STREET, Land Disposition for off-street parking (Neighborhood Housing Services of New Haven, Inc.).
REPORT: 1438-12
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$1.00
Site: 3,485 sq.ft.
Zone: RM-2
Use: Off-street parking
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City is acquiring Reuse Parcel TF-312-0143-02100 through foreclosure and proposes to sell it to Neighborhood Housing Services of New Haven, Inc. for off-street parking use. Title of the property is expected to vest to the City by May 1, 2010. The City is seeking prior authorization for the transaction to occur. If title does not vest to the City then the sale shall not occur.

The subject parcel is located on a residential street between Orchard Street and Evergreen Cemetery in the Hill neighborhood.

The house at #34 Stevens Street has a shared drive with #36, therefore the entire lot will be disposed to 32 Stevens Street.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-312-0143-02100 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the February 17, 2010 PAD meeting and was approved without conditions.

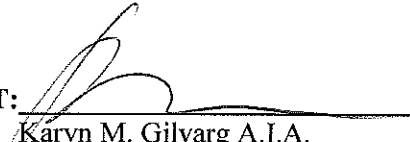
This parcel is flat and clear of debris. It is nonconforming as to minimum lot size and average lot width. The narrowness of the lot makes development of new housing with off-street parking very difficult. NHS has developed the abutting lot (#30) which is also very narrow. Stevens Street is characterized as having residential housing on narrow lots. Most homes lack off-street parking. Disposition of this lot for off-street parking and yard space serves to enhance the neighborhood and help reduce the prevalence of on-street parking in this area.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at closing.

ADOPTED: March 17, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director