

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: WEST ROCK PDD #119, Modification of timetable for submission of Detailed Plans (Owner: Housing Authority of New Haven; Applicant: Michaels Development Co. I LLC).

REPORT: 1451-14

ACTION: Approval of 36-month extension to June 1, 2014

Submission: Letter from Peter Wood, Michaels Development 4/11/11.

BACKGROUND

The Michaels Development Company requests that the Commission approve an extension of the time in which to submit Detailed Plans for the project. The Planned Development District City Plan Report 1433-02 of November 18, 2009 contained a condition #7 which states:

- Detailed plans shall be submitted within 18 months of the effective date of PDD designation, unless the Commission grants an extension upon written request of the Developer, who shall state a basis for the delay. If no Detailed Plans are submitted and no extension requested, the zoning of the tract shall revert to the RM-1 (Low-Middle Density Residential) designation.*

Calculating 18 months out from the PDD effective date, all detailed plans for the entire project would have to be submitted by approximately June 1, 2011.

As noted in the PDD application and as stated at the hearings, the West Rock project was always anticipated to be completed over multiple development phases, depending upon the securing of funding for each phase. As a phase was underway, funding would be secured for the next phase until the entire development was completed. CPC Report 1433-02 noted six phases of construction extending over a period of six years were anticipated. The phased timing was also part of the Cooperation Agreement among Michaels, the City and the Housing Authority of New Haven.

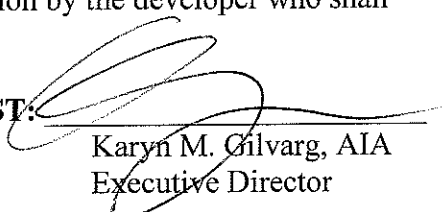
PLANNING CONSIDERATIONS

Michaels has made good progress since the original Planned Development Unit approval in 2008. Brookside Phase I Infrastructure has been completed and Brookside Phase I Unit construction has commenced. Phase II Infrastructure construction has also commenced. The Commission has approved plans for Brookside Phases I and II at this point. The request to extend the 18 month period by 36 additional months seems reasonable particularly in light of the originally stated schedule and the progress so far.

ACTION

The Commission hereby grants approval of the request to submit all Detailed Plans within fifty four (54) months of the effective date of the PDD, or by June 1, 2014. The Commission reserves the right to provide an additional time extension if requested in a timely fashion by the developer who shall state a basis for the delay.

ADOPTED: April 20, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director