

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **Zoning Ordinance Map Amendment** (Grid #12) to Change the designation of land known as 87 Union Street (Map 225 - Block 0532 - Parcel 00400) comprising 2.59 acres from a General Business (BA) District to a Central Business/ Residential (BD-1) District. Applicant: 87 Union Street LLC

REPORT(S): 1496-01

ADVICE: **Map: Approval**

BACKGROUND

87 Union Street, LLC has submitted a petition to the Board of Aldermen of the City of New Haven to amend the Zoning Ordinance Map (Grid #12) to change the zoning district designation of 87 Union Street (Map 225 - Block 0532 - Parcel - 00400) from General Business (BA) to Central Business/ Residence (BD-1). The property subject to this petition is currently owned by Hill Commerce Realty Company Inc and is comprised of one tax parcel totaling approximately 2.59 acres. 87 Union Street is located between Union Street to the west, Olive Street to the east, a portion of Fair Street to the south and property known as 630 Chapel Street to the north. The State Street Rail Station is approximately 500ft walking distance from the property; Union Station is less than a half mile away. The Wooster Square National Register District is located directly across Olive Street to the east, The Wooster Square Local Historic District across Olive Street to the northeast.

PUBLIC HEARING

PLANNING CONSIDERATIONS

While the Commission may be aware of a particular plan tentatively proposed for these properties it is recognized that the proposed amendment to the Zoning Map must meet all of the specific standards of Section 64(d)(2) of the New Haven Zoning Code as well as of the broader standards of Sections 181 and 182 of the New Haven Code of General Ordinances **exclusive of any particular plan or proposal**. The location and size/shape of the proposed map amendment as well as the general nature of the district to be expanded lend themselves to the following considerations:

Location

The proposed amendment represents both an eastward expansion of the existing Ninth Square BD-1 District and an extension to the south from properties at 630 and 673 Chapel Street which were recently rezoned from BA to BD-1. Currently the majority of properties located on the west side of the Metro North line running parallel to Olive Street are either in a BD or BD-1 District while those on the east side of the tracks back to Olive (with the exception of 630 and 673 Chapel) are located in a BA District. To the direct east of this BA District (and this property) is a Medium-High (RM-2) Residence District most of which is part of the Wooster Square Historic District.

The continuance of the expansion of the BD-1 District across the rail line to the east represents, in most respects, a positive application of current transit- oriented planning practice in that the adjacency of the State Street Station, State Street and to a lesser extent, Union Station suggest a level of residential density not possible in a BA District and could represent the initial stage in the

creation of a high density north/south corridor running along both sides of the tracks from Water Street all the way up to Grove Street.

The location of the proposed area also has east/west significance. The existing BA zoning has resulted in a variety of use which appears to have limited connection to either Wooster Square or the Ninth Square. Approval of this proposal may, if properly managed, reinforce a connective element between the Ninth Square and Wooster Square first established with the rezoning of 630 and 673 Chapel Street that could benefit both areas.

Size/Shape

The 2.59 acre parcels is of sufficient size to ensure so as to ensure the viability of the sites for uses permitted in the district.

Nature of the District

The Commission acknowledges that all of the uses and nearly all of the bulk area and parking standards of a BD-1 District are appropriate on these properties. As evidence, the Commission cites recently approved revised Zoning Ordinance language that would limit the FAR to 3.0 as well as a maximum building height of 70ft on any BD-1 property (such as this one) abutting certain residentially zoned properties (See CPC #1493-02). At a an upper limit of 70ft (including structured parking) this figure would provide a physically transitional element between the predominately three to four story RM-2 neighborhood to the east and the 8 to 12 stories permitted on BD-1 properties to the west.

FINDINGS

Section(s) 181 and 182 of the Charter of the City of New Haven requires the following finding:

The City Plan Commission finds that the proposed map and text amendments comply with Sections 181 and 182 of the Charter of the City of New Haven in that they are (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed expanded BD-1 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Section 64(d)(2) of the New Haven Zoning Ordinance requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Map:

a. Errors in the existing ordinance, changes that have taken place in the city and in patterns on any of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

The applicant has demonstrated to the Commission that the property at issue, due primarily to its location, has the potential to play a very unique functional role in the creation of a high density transit oriented corridor running along both sides of the Metro North line between Water and Grove Streets. Located between areas of relatively high density of commercial and residential uses and adjacent to a major transportation facility, the proposed expansion of the BD-1 District will serve as both a buffer between many of those uses in existing surrounding

areas while at the same time creating a subdistrict where they can connect in a functional manner. Furthermore, this proposal, with its introduction of expanded use categories and more sustainable approaches to issues such as parking, mixed uses and overall density, represents an appropriate response to “changes that have taken place in the City”.

b. Whether some other method or procedure under the zoning ordinance is more appropriate;
The scope of both the physical area and degree of regulatory change required clearly indicate the appropriateness of an application to The Board of Aldermen for a Zoning Map Amendment.
c. In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.

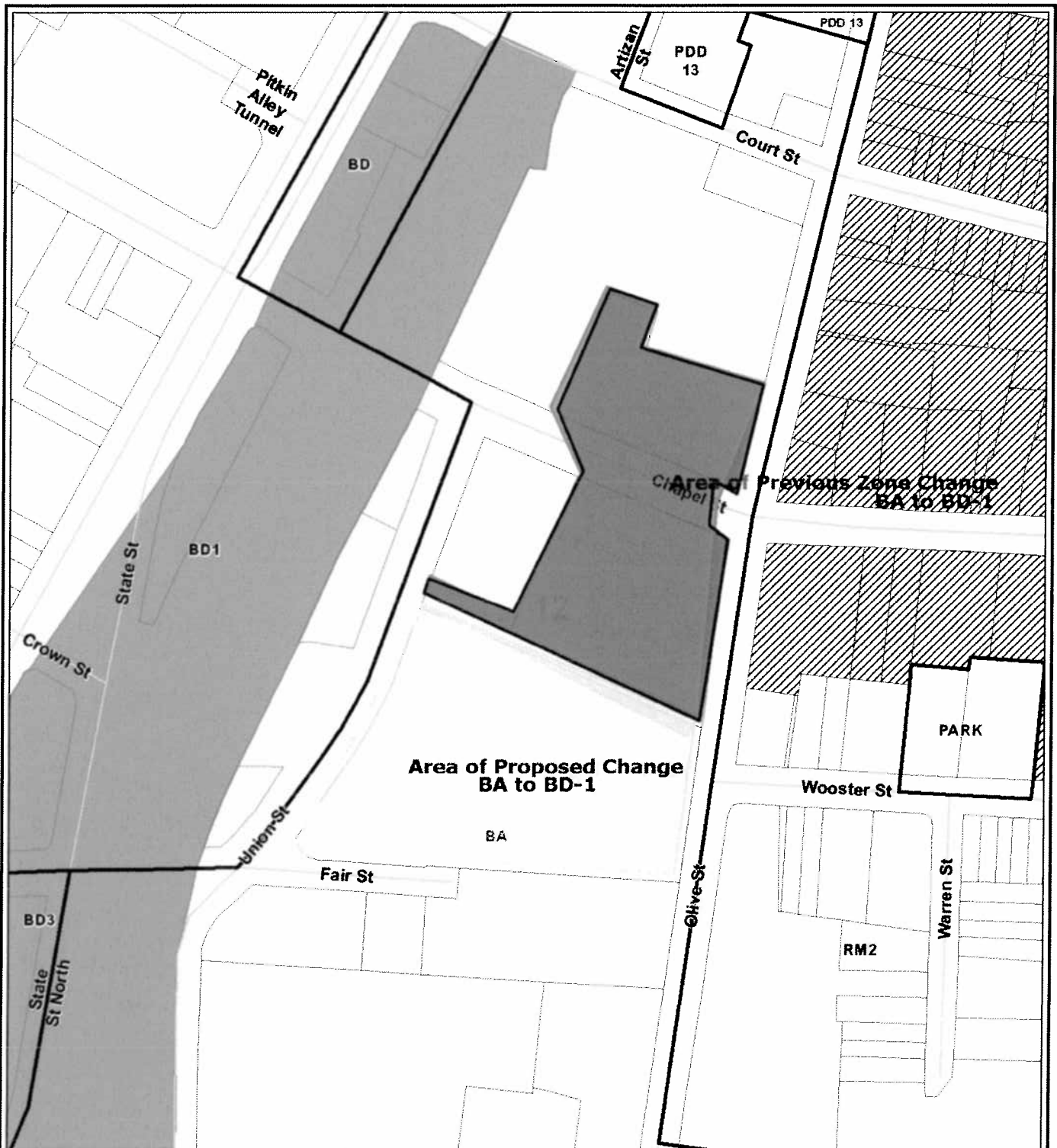
The area of the proposal is approximately 2.59 acres and is clearly large enough for the successful implementation of any or all types of development permitted in the district.

RECOMMENDATIONS

Based on all of the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

ADOPTED: September 17, 2014
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



City of New Haven, Connecticut
Toni N. Harp, Mayor



- Zoning Map Grid
- PDU_pxy
- Zoning
- Local District
- City Boundary Line
- Coastal Area Management

87 Union Street BA to BD-1

Produced by the
Office of Information Technology
Geographic Data Viewer

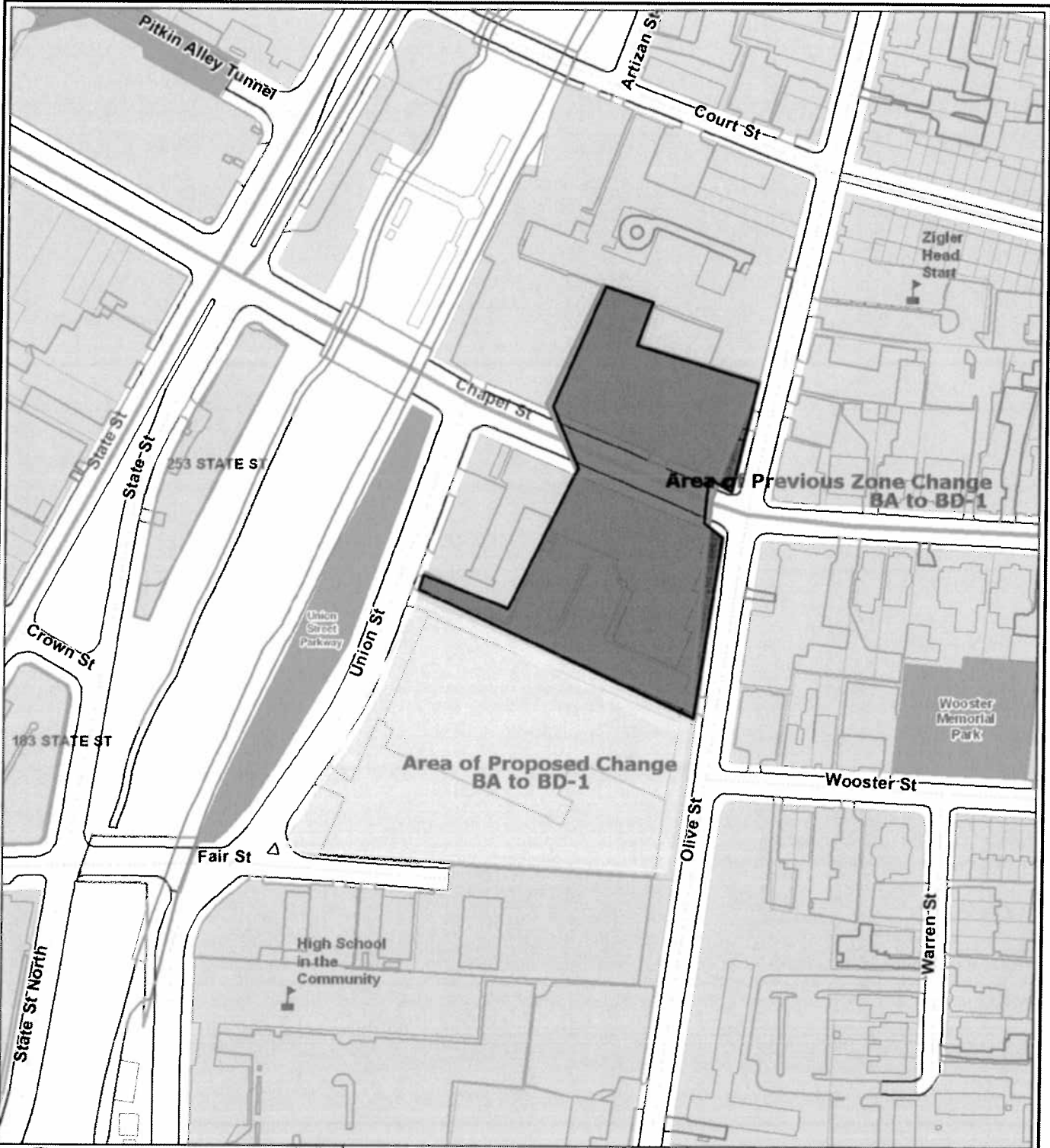
This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.


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Scale: 1" = 180 ft

Created: September 23, 2014






 City of New Haven, Connecticut
 Toni N. Harp, Mayor

87 Union Street BA to BD-1

Produced by the
 Office of Information Technology
 Geographic Data Viewer

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| <ul style="list-style-type: none"> ▲ Fire Station ● Police Station ■ PD Headquarters ○ Substation ⊠ Health Centers ⊠ Hospital ⊠ Library Schools ⊠ Administration ⊠ Food Service ⊠ Private School ⊠ Public School Railroad — Railroad Track — Abandoned Railroad Trac | <ul style="list-style-type: none"> Waterway — Lake - Pond — River — Shoreline — Stream — Wetland — Airport Runway — City Boundary Line ⊠ Developable Properties Parks ⊠ Park ⊠ Triangle ⊠ Golf Course ⊠ Land Trust Preserves ⊠ Airport boundary ⊠ Parcel ⊠ Shoreline |
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