

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** ZONING ORDINANCE AND MAP AMENDMENT, Amend Zoning Map Section 2 to Change the Designation of approximately 27,810 square feet of Land located in a portion of 49 Brookside Avenue from PDD #119 to RM-1 (Low-Middle Density) (Trinity New Haven, LLC).

**REPORT:** 1480-09

**ADVICE:** Approval

## BACKGROUND

Trinity New Haven LLC has been selected by the Housing Authority of the City of New Haven to redevelop the Abraham Ribicoff Cottages and the Abraham Ribicoff Extension on Brookside Avenue. Trinity plans to demolish the existing structures and build 50 units of family housing, 38 senior cottage units and 18 units of senior/supportive housing in a three story building, which will also house a community center. In addition, there will be three community gardens on the site.

Currently, the Ribicoff Cottages are in a Low- Middle Density Residence (RM-1) District. The West Rock Planned Development District ("PDD 119) lies to the south of the Ribicoff Cottages. There is a strip of land (approximately 30' wide) in the northerly section of PDD 119, which is located directly south of the Ribicoff Cottages site (north of the back of sidewalk on Bosley Street). This strip of land is owned by HANH, is vacant and is not being used for the West Rock or Rockview redevelopments. As part of the Ribicoff Cottages project, Trinity wishes to use this strip of land to provide front yards for the proposed new buildings which front on Bosley Street. Accordingly, Trinity is petitioning for a Zoning Ordinance Amendment in order to rezone this strip from PDD 119 to RM-1.

**PUBLIC HEARING:** Attorney Carolyn Kone presented for the applicant with Andre White of Trinity Financial and Shenae Draughn of the Housing Authority of New Haven ready to respond to questions. The Zoning Map Amendment which was to facilitate the Ribicoff project was to move the RM-1 zone boundary line between the Ribicoff cottages and the West Rock PDD#119 south by 30 feet. Tom Talbot clarified the difference between the zoning map and the Ribicoff site plan. There was no public testimony.

## PLANNING CONSIDERATIONS

In seeking to adjust the existing line between the RM-1 and PDD-119 districts, the proposed Amendment is largely a corrective measure. The 27,800+sf area under consideration consists of a narrow 900 ft+ long and 30 ft wide strip of land of which about 500 ft runs parallel with and to the north of Bosley Street. To the north of this strip lies the RM-1 zoned property upon which the Ribicoff Cottages are situated. Development associated with PDD-119 is located entirely to the south of Bosley Street. The 30 ft wide strip that lies to the north of Bosley Street and south of the RM-1 district has become problematic in that it a.) is too narrow for any development associated with the PDD and b.) it prohibits the redevelopment of the Ribicoff Cottages site in a manner that would provide the level of connectivity between the two sites that is an essential element of fully integrated neighborhood design.

## SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN

As required by Section 182 of the City of New Haven Charter, the proposed zoning ordinance map amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven. The Comprehensive Plan of Development, New Haven, CT dated October 15, 2003 provides in the Housing and Neighborhood Planning Section (Chapter IV, 16) that one of its goals is to "[e]ncourage the development of dramatically new neighborhood forms as part of revitalization programs at select locations, including West Rock . . ." Rezoning the Proposed Rezoned Parcel from PDD 119 (where it is not functioning as part of the PDD) to RM-1 so that the Parcel might provide a portion of the required front yards for the Proposed Ribicoff Project will further this goal and promote the revitalization of the Ribicoff Cottages.

Additionally, the proposed zoning ordinance map amendment is in conformity with the purposes of Section 182 of the Charter, including promoting health and general welfare, providing adequate light and air and preventing the overcrowding of land. The proposed Map Amendment considers the characters of both PDD 119 and RM-1 zoning districts and their peculiar suitability for particular uses and encourages the most appropriate use of land in the City of New Haven, as required by Section 182.

It is on the basis of the above that the City Plan Commission finds that the proposed map amendment complies with Sections 181 and 182 of the Charter of the City of New Haven in that it is (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 both PDD 119 and the RM-1 District and to the particular suitability of the subject 27,00ft parcel for RM-1 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)c OF THE NEW HAVEN ZONING ORDINANCE**

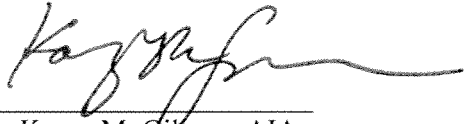
The map change being requested also satisfies all of the criteria for an amendment to the New Haven Zoning Ordinance set forth in Section 64(d) of the Zoning Ordinance. The map amendment being sought can be viewed as a correction to the existing PDD 119, because the Proposed Rezoned Parcel is not needed for PDD 119 but is now needed for the Proposed Ribicoff Project. For the same reason, the map amendment can be viewed as resulting from a change in the patterns of land use and the supply of land and its peculiar suitability for various purposes per City of New Haven Zoning Ordinance, Section 64(d)(2)a. The effect of the requested map change on the surrounding area will be beneficial (a consideration under Section 64(d)), because the requested map change will assist in the development of the Proposed Ribicoff Project, which will replace a decaying housing project with new well-designed affordable units. Adding the Proposed Rezoned Parcel to the zone in which the Proposed Ribicoff Project will be located (the RM-1 District) will facilitate the uniform application of the Zoning Ordinance to the whole project, will allow the Proposed Ribicoff Project to have front yards on Bosley Street as required by the Zoning Ordinance and will permit PDD 119 to be confined to the West Rock and Rockview developments, as was the original intention of the PDD 119.

Finally, moving the PDD 119 boundary to the south by 30' is the appropriate method to accomplish the objectives set forth above and will result in a total contiguous area in excess of 8 acres being zoned RM-1, as required by Subsections 64 (d) (2) b. and c. of the Zoning Ordinance.

#### **FINDINGS AND ADVICE**

Based on all of the above it is the recommendation of the Commission that the proposed zoning 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:** June 19, 2013  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director

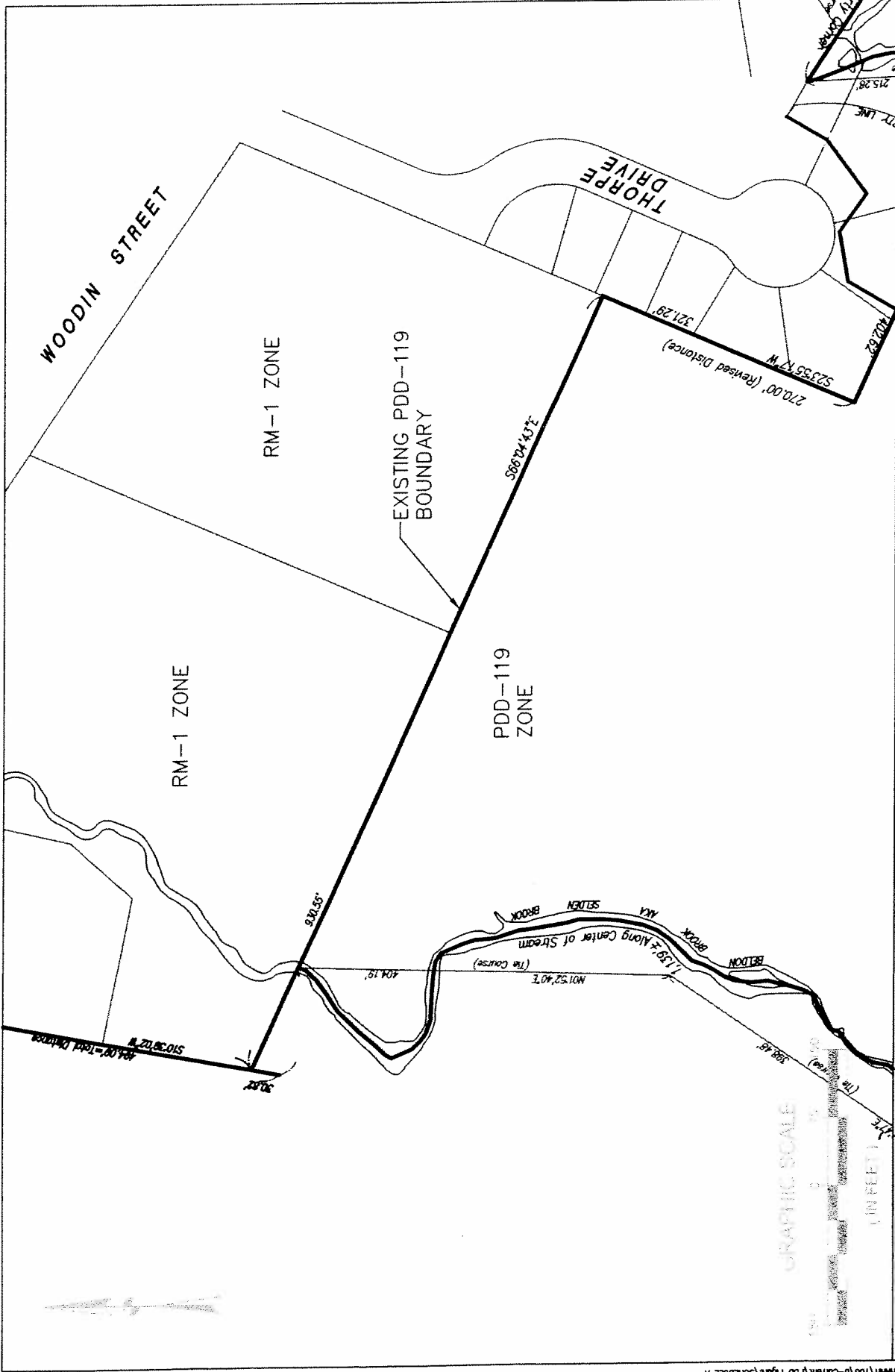


FIGURE SCHEDULE - A

EXISTING PDD-119 AND RM-1 BOUNDARIES

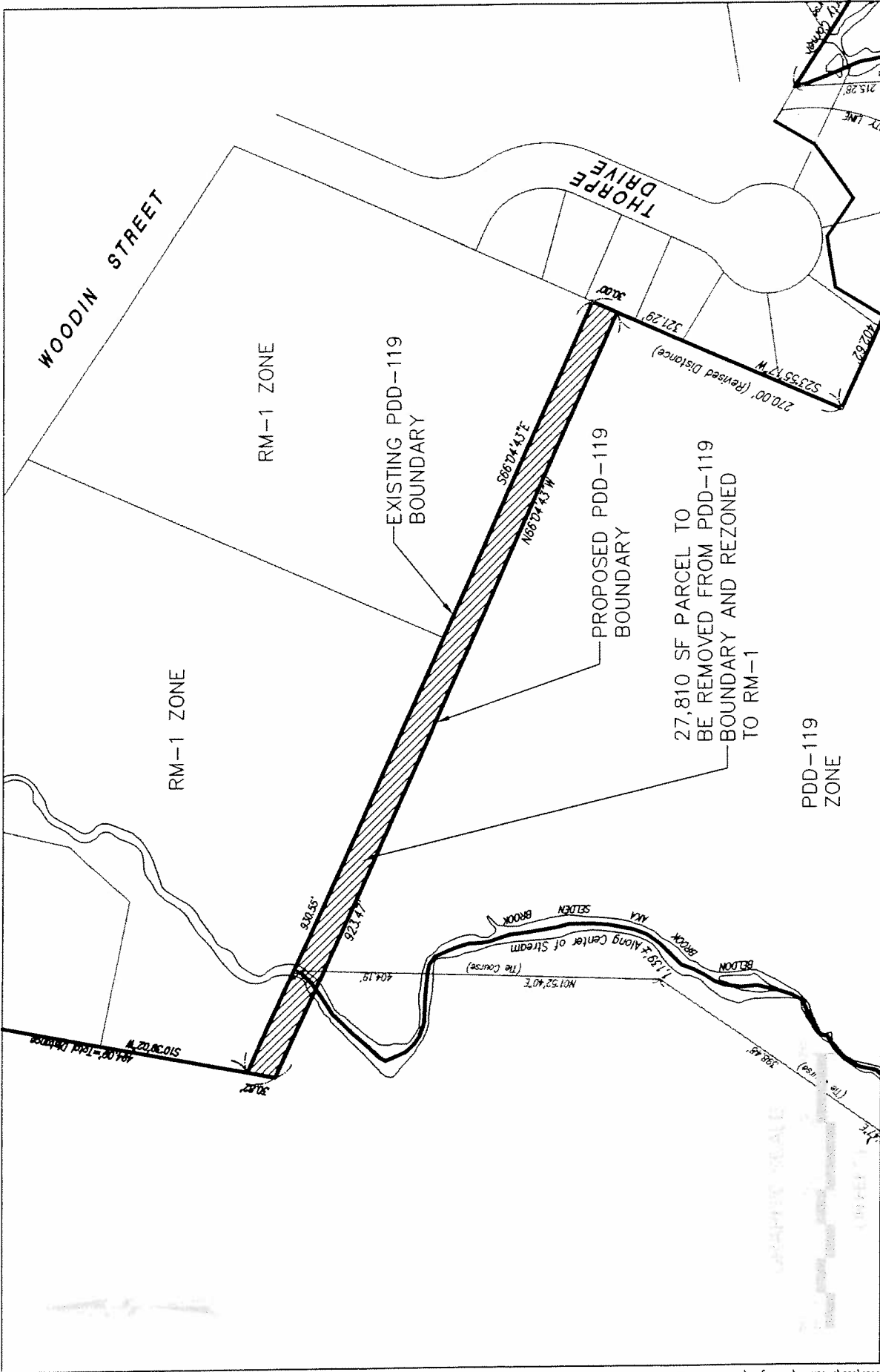
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DATE: 05/13/2013	CHECKED BY: JAB

DTC DRAWING FILE: ...SCHEDULE A

DTC PROJECT NUMBER: 12-259-106

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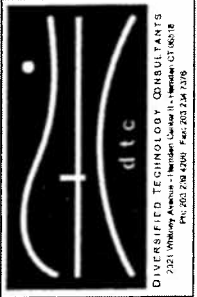
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 Phone: 970.226.4200 Fax: 970.226.4208



27,810 SF PARCEL TO BE REMOVED FROM PDD-119 BOUNDARY AND REZONED TO RM-1

# PROPOSED PDD-119 AND RM-1 BOUNDARIES

FIGURE SCHEDULE - B



SCALE: 1"=150'  
 DRAWN BY: JAB  
 CHECKED BY: JAB  
 DATE: 05/13/2013

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DTC PROJECT NUMBER: 12-259-106