

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 144 COLUMBUS AVENUE.
 MBLU: 264 0082 00100
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned sliver lot to an owner occupant for a side-yard.

REPORT: 1629-09
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price: \$1,242.50
Site: 4,970 SF
Zone: RM-2
Use: Side-yard
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven proposes to dispose of the sliver lot at 144 Columbus Avenue to an owner occupant at the adjacent property 150 Columbus Avenue. The buyer pays \$0.25 per square foot as an owner occupant, so \$1,042.50 is the purchase price. The land will be used for additional yard area. The sliver lot is a corner lot and the setback for front yards are 17 feet which shrinks the lot. Additionally, the rear yard requirement for development is 25' and side yards are 8', therefore it is not possible to develop a house at this location under current zoning requirements. The City has done some maintenance, but the owner at 150 Columbus Avenue has also cared for this lot over the years.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

RECOMMENDATIONS

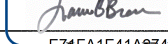
The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST:  March 20, 2023 | 2:15 PM EDT
DocuSigned by:
E71FA1E41A97488
 Laura E. Brown
 Executive Director, City Plan Department
