

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 26 STEVENS STREET (MBLU: 312 0143 02400).  
Disposition of 26 Stevens Street to sell an underutilized City-owned sliver lot by selling portions of it to the abutting property owners. Located in the RM-2 Zoning District.  
(Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** 1598-08  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Wilfrid (a.k.a. Wilfred) Fleury / Poindexter FS 28S, LLC  
**Price:** \$442.50 (Fleury) / \$2,655.00 (Poindexter FS 28S, LLC)  
**Site:** 3,485 square feet total (15' X 118' portion to each purchaser)  
**Zone:** RM-2  
**Use:** Off-street Parking  
**Financing:** Private  
**Subsidy:** N/A  
**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 City owned sliver-parcel of land. 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 seeks to sell the subject property(ies) to the two abutting property owners to create additional side-yard area, and to increase the amount of off-street parking within the area. The property at 28 Stevens Street will create a new driveway area. The property owner at 24 Stevens Street has utilized this land for many years, and has already made some investment into the property (fencing and paving).

#### Planning Commission considerations, 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.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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

<sup>2</sup> 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](http://www.wordiq.com/definition/Pocket_park))

**PLANNING CONSIDERATIONS:**

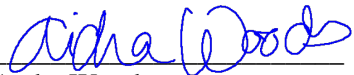
The proposal will achieve the following Comprehensive Plan Goals:

- 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.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property to obtain neighborhood objective.
- **"Encourage neighborhood stability."**
- **“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 create affordable owner-occupied home ownership.

**ADVICE:**

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

**ADOPTED:** December 15, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department