

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 261-265 STARR STREET. Disposition of vacant lot for parking for the adjacent church. (Grace & Peace Cathedral International Inc.)
REPORT: 1559-15
ADVICE: Approve

PROJECT SUMMARY:

Developer: Grace & Peace Cathedral International Inc.
Disposition Price: \$22,000
Site: 2 parcels totaling 6,634 SF
Zone: RM-2
Use: Vacant to be converted to church parking area
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

This site previously was approved to be sold the applicant, the Grace & Peace Cathedral International, Inc. never completed the purchase and the approval expired. The applicant has invested in the church and proposes to gravel the site to use it as accessory parking. The record from the PAD meeting suggests that parking is not the highest and best use of the land but that this would be an improvement from the existing condition.

PLANNING CONSIDERATIONS:

New Haven Vision 2025, III-10: Parking. It is a land use goal to “Discourage large-scale surface parking and, if approved, allow it to be time restricted. The time restriction will provide for a periodic review of the marketplace and development potential. (Also see Transportation chapter.)”

New Haven Vision 2025, IV-14: Transportation. It is a transportation goal to “Encourage shared parking options within mixed-use developments to reduce the need for creating new parking facilities and shared driveways for parking in medium- and high-density residential areas.”

The Comprehensive Plan discourages this type of use without more restrictions in place.

ADVICE:
Approve.

ADOPTED: July 17, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department