

## **NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: ZONING ORDINANCE MAP AMENDMENT** to change the zoning designation of properties located on Peck Street from Heavy Industry (IH) to Light Industry (IL).  
(Interim Economic Development Administrator)

**REPORT: 1555-06**

**ADVICE: Approve**

### **BACKGROUND**

In conversation with both the owners of the property and potential developers, City Plan staff feels this is an appropriate time to re-designate the zone of the properties located at 257, 269, and 297 Peck Street. Staff has worked in collaboration with the owners and their attorney and feel this proposal is within the best interest of the city and those that reside here.

The proposed map change from IH to IL is based largely on the idea that this area is underutilized and the current IH zoning designation restricts any future use to what is allowed in a heavy industrial district only. The IL District was created in part to implement the goal of New Haven Vision 2025 to “develop new zoning standards for proposed industrial mixed-use areas,” and that rezoning the Property to IL is in accordance with that goal and attests to the success of the new IL standards.

### **EXISTING CONDITIONS**

The sites located at 257, 269, and 297 Peck Street have a total approximate area of 1.1 acres, and it contains three (3) buildings used for construction offices and related storage. The Property is located on the border of the IH zone and is adjacent to residential and business zones and uses. The properties to the west are zoned BA and used for commercial and multi-family residential; the properties to the south (directly across Peck Street) are zoned RM-2 and used for residential purposes. The properties to the north are zoned IH but used as multi-family residential.

The property directly to the west, located at 319 Peck Street and 499 Blatchley Avenue, is the site of a 5.7-acre industrial facility known as “Erector Square” and owned by Erector Square LLC. The zoning designation of the Erector Square property was recently changed from IH to IL to permit a larger range of commercial uses. Namely, Erector Square is a former industrial complex that, today, has evolved into a center for artists, researchers, and fitness studios such as yoga and pilates, as well as the location of the annual City-Wide Open Studios run by Artspace, a non-profit arts organization. Re-zoning Erector Square from IH to IL permitted the myriad of uses that marked its recent revitalization.

At the time of re-zoning Erector Square, the Property was identified by the City Plan Commission as a desired site for the expansion of the IL district as well. This proposal aims to complete that process and continue the blocks economic transformation. As recognized by the CPC in its report concerning the rezoning of Erector Square, “it has become increasingly evident . . . that the relatively small area of the IH District, its adjacency to residential and General Commercial Districts and its isolation from other industrial areas have made it impractical for heavy industry uses.”

### **PUBLIC HEARING**

A public hearing was held on March 20, 2019. Meeting minutes and a recording of the hearing are available for public inspection at the City Plan Department and on the city website.

### **PLANNING CONSIDERATIONS**

The recently-created IL zone allows for a broad range of uses on the Property, including office and some residential, in addition to the uses that characterize Erector Square; all such uses being more compatible with the Property's adjacent residential and general business uses than heavy industry.

As required by Article VII Section 3L and Article XIII Section 2 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 as the amendment will encourage an appropriately transitional pattern of orderly and mutually beneficial development along Peck Street, and will allow for a myriad of uses in underutilized industrial buildings that are more in harmony with adjacent residential and commercial uses. As also required by, Article VII Section 3L and Article XIII 2, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City. Despite the area being less than 4 acres, it will add to the 5.7-acre site located next door designated as IL and therefor staff feels this change is appropriate in all criteria stated in the New Haven Zoning Ordinance and the Comprehensive Plan.

### **ADVICE**

Approve

**ADOPTED:** March 20, 2019  
Edward Mattison  
Chair

**ATTEST:** MDL  
Michael Piscitelli, AICP  
Interim Economic Development Administrator