

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** WEST ROCK PLANNED DEVELOPMENT DISTRICT #119, Technical Amendment to Zoning Table (Owner: Housing Authority of New Haven, Applicant: Michaels Development Company).

**REPORT:** 1453-04

**ADVICE:** Approval of Technical Changes

### BACKGROUND

Michaels Development Company, the Developer of the West Rock Planned Development District for the Housing Authority of New Haven, has petitioned the Board of Aldermen regarding minor technical amendments to the Zoning Table approved with the General Plans by the Board on September 18, 2009. The amendments are two small adjustments to the zoning table concerning minimum side yard setback and minimum horizontal distance between buildings. Michaels discovered both of these discrepancies in the course of reviewing layout plans as they were preparing for the building process.

**Proposed Changes:** The approved setbacks for duplex units in the West Rock zoning table are fifteen (15) feet and zero (0) feet for Duplex Units, where the accompanying general plans for the homeownership duplex units showed fourteen (14) feet. **Michaels proposes that the 14 feet be substituted for the 15 feet** in concert with the approved General Plans and also with the approved Detailed Plans. (NB: The RM-1 zone prior to designation of the Planned Development District has an even more restrictive 12 foot side yard setback standard.)

Additionally, the approved zoning table shows the Minimum Horizontal Distance between Two Buildings to be eleven (11) feet where the approved General and Detailed Plans show ten (10) feet. **Michaels proposes that the zoning table be modified to change the Minimum Horizontal Distance between Two Buildings from 11 feet to 10 feet.**

**Public Hearing:** At the public hearing on June 15, 2011 Executive Director Karyn Gilvarg explained that the project components had been first approved as 5 separate Planned Development Units, which were incorporated into a single Planned Development District. She reviewed the two dimensional technical amendments. Peter Wood of Michaels Development said the conflicts had been discovered when reviewing the plans for consistency with the approved zoning table which they found to be in error. The plans had not changed, but only the table was in error. He noted the former zoning district had a more restrictive side yard setback standard.

### PLANNING CONSIDERATIONS

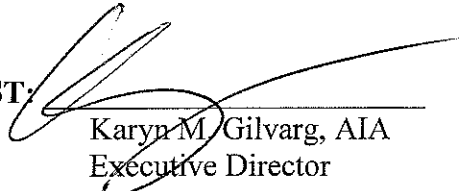
The West Rock Planned Development District will include 433 newly constructed dwelling units being constructed as part of a phased development. Resolving such a minor technical deficiency will set the records straight and allow the current and future phases to progress on schedule.

### ADVICE

Approve as submitted; Modify zoning table as noted.

**ADOPTED:** June 15, 2011  
Roy Smith, Jr.  
Vice Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director

West Rock Redevelopment  
Planned Development District  
Zoning Table  
*New*

Zoning District - RM-1	Section	Standard (Permitted or Required)	Proposed
Use - Residential Single Family, Two-family, Multi-Family	13(a)(1)	Permitted by right	Permitted by right
Use - Community Center	12(b)(2)b	Special Exception	Special Exception
Use - Child Day Care	13(b)(3)(d)	Special Exception	Special Exception
Use - Parks, Passive Recreation, Playgrounds	12(b)(1)a	Permitted by right	Permitted by right
Use - Police Station	12(b)(1)b	Permitted by right	Permitted by right
Minimum Lot Area	13(a)(1)a	6,000 sq ft	2,400 sq ft
Minimum Average Lot Width	13(a)(1)b	50 ft	30 ft
Minimum Lot Area Per Standard Dwelling Unit	13(a)(1)c	3,500 sq ft	2,300 sq ft
Minimum Lot Area Per Elderly Dwelling Unit	13(a)(1)c	1,750 sq ft	1,750 sq ft
Maximum Building Coverage	13(a)(1)d	30% of lot area	40% of lot area
Maximum Building Height	13(a)(1)e	35 ft	35 ft
Minimum Front Yard	13(a)(1)f	20 ft	15 ft
Minimum Rear Yard	13(a)(1)f	25 ft	20 ft
Minimum Side Yard	13(a)(1)f	8ft one side 12ft other side	14 ft and 0ft for Duplex
Minimum Parking Count - Residential Housing - Rental	13(a)(1)g	1 space per dwelling unit	0.84 Spaces per dwelling unit off-street
Minimum Parking Count - Residential Housing - Homeownership	13(a)(1)g	1 space per dwelling unit	1 space per dwelling unit
Minimum Parking Count - Elderly Housing	13(a)(1)g	1/2 space per dwelling unit	1/2 space per dwelling unit
Minimum Parking Count - Brookside Management Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Parking Count - Rockview Community Building	12(b)(2)b	1 space per 4 occupants at capacity. Spaces within 300 ft of building	1 space per 4 occupants at capacity. Spaces within 300 ft of building
Minimum Horizontal Distance Between Two Buildings (4 or More Dwelling Units)	22(c)(5)a	50 ft	10 ft
Minimum Horizontal Distance Between Two Buildings in Single Ownership	23(b)(1)a	1.5 ft for each foot of avg. height 25 ft legs on sight triangle 2.5 ft to 10 ft in height	10 ft
Minimum Corner Visibility	28		25 ft legs on sight triangle 2.5 ft to 10 ft in height
Minimum Parking Space Size	29(b)	180 sq ft	180 sq ft
Minimum Open Space - Residential Housing - Rental	65(a)(4)	250 sq ft per dwelling unit	1390 sq ft per dwelling unit
Minimum Open Space - Residential Housing - Homeownership	65(a)(4)	250 sq ft per dwelling unit	525 sq ft per dwelling unit
Minimum Open Space - Elderly Housing	65(a)(4)	125 sq ft per dwelling unit	125 sq ft per dwelling unit

West Rock Redevelopment  
Planned Development District

Zoning Table  
*as Approved*

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Minimum Horizontal Distance Between Two Buildings (4 or More Dwelling Units)	22(c)(5)a	50 ft	11 ft
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