

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 39 GRANT STREET, Disposition of Sliver Lot for future addition to existing warehouse at #55-61 (DC Property, LLC).  
**REPORT:** 1432-16  
**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** DC Property, LLC  
**Disposition Price:** \$1.00  
**Site:** 5,663 sq.ft.  
**Zone:** IL  
**Use:** Future addition to warehouse  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City acquired Reuse Parcel TF-273-0021-00600 through tax foreclosure and proposes to sell it to DC Property, LLC for future expansion of the warehouse.

The subject parcel is located on a short industrial street in the Hill neighborhood near the intersection of Grant Street and Plymouth Street. Railroad tracks are located ½ block to the west and a RM-2 zone abuts to the east.

### PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-273-0021-00600 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 PAD meeting and was approved without conditions.

The site is clear and flat measuring 38'x150' (5,663 sq.ft.). The 1962 (one year prior to the adoption of current zoning) city directory shows this parcel as residential. It has been vacant now for a number of years. Since residential use is not permitted in the Light Industrial zone this proposal is sensible and permitted by right.

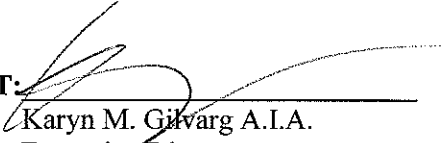
However, since the parcel abuts a residential zone any future industrial use should be sensitive to the residential uses next door.

### ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

**ADOPTED:** September 16, 2009  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director