

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 33-39 GREENWOOD STREET, Land Disposition for future housing of 2 single family owner occupied lots.

REPORT: 1485-15
ADVICE: Approval

PROJECT SUMMARY:

Developer: Habitat for Humanity of Greater New Haven, Inc.
Disposition Price: \$2,000
Site: 10,740 SF
Zone: RM-2
Use: Housing development for two single family properties
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

Currently the city owns this lot, and is proposing to develop 2 single family owner occupied properties with a 5 year occupancy requirement. These two lots are vacant.

PLANNING CONSIDERATIONS:

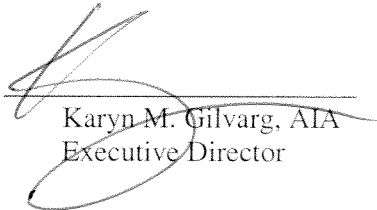
The city is proposing to sell the lot for \$2,000.00. The evaluation of the site is based on examination of the city tax map. The estimated cost of improvements is not known. Habitat for Humanity will also grant an easement to the property owner at 41 Greenwood Street to create off street parking after development is complete.

ADVICE:

The commission finds the proposal land disposition suitable for the site in question and therefore recommends approval with the understanding that the final site plan meets zoning ordinance requirements pending an administrative site plan review.

ADOPTED: November 20, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director