

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

**RE:** 477 Prospect Street, (MBP 248-0395-00101) Land Disposition Agreement amendment to permit 5 dwelling units [Pike International LLC].

**REPORT:** 1460-07

**ADVICE:** Approval with Conditions

### **PROJECT SUMMARY:**

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**Developer:** [Pike International LLC].  
**Former Price:** \$126,000  
**Site:** 10,179 S.F.  
**Zone:** RM-2  
**Use:** Conversion to 5 dwelling units  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### **BACKGROUND:**

Previously the Board of Education acquired 477 Prospect Street as a donation from Yale University, and declared it surplus property. The site is subdivision from a 36,452 s.f. lot that encompassed a portion of Celentano School. The City subsequently disposed of the property through the RFP and LDA via LDA processes to Pike International LLC for conversion to 3 residential dwelling units. During its February 16, 2011 review, the City Plan Commission approved the land disposition with 6 conditions (per CPC report 1449-07). One of those conditions required Pike International to submit detailed plans to the City Plan Commission for Site Plan Review prior to issuance of a building permit. A recent site visit shows renovation work has begun without compliance to the site plan review condition. Still, the matter before the Commission is a request to increase the unit density from three dwelling units to five.

The Commission notes the original proposal included a much larger 14,820 square foot lot; however, the current proposal shows a reduced 10,179 SF lot. The amended size is due to the submission of a survey prepared by John Paul Garcia & Associates that was filed on the City Land Records by LCI.

### **PLANNING CONSIDERATIONS:**

The central issue before the Commission is whether the increased density is in keeping with the scope of the Land Disposition Agreement (LDA) and the New Haven Zoning Ordinance. Pertaining to the LDA, the Commission is aware this matter will again be before the Board of Aldermen. Likewise Alderwoman Alfreda J. Edwards is in support of the conversion. Based on submitted information, the proposed conversion is in compliance with all bulk, yard and off street parking requirements of the RM-2 zone.


Submitted plans include a portion of an A-2 class survey and a proposed site plan that shows the subdivided lot and planned site improvements including a new driveway access from Prospect Street and 5 off street spaces in the rear. One parking space per dwelling unit is required in the RM-2 zone. Pike International plans to meet the requirement by removing a small green belt adjacent to the existing rear handicap spaces. In addition, they plan to provide a 5<sup>th</sup> parking space in conjunction with a new landscape green belt near the abutting Celentano driveway. Said space is planned where the temporary garbage dumpster is positioned (see photos). The Commission notes that further study of the proposed site plan is imperative to ascertain whether the proposed parking spaces are feasible.

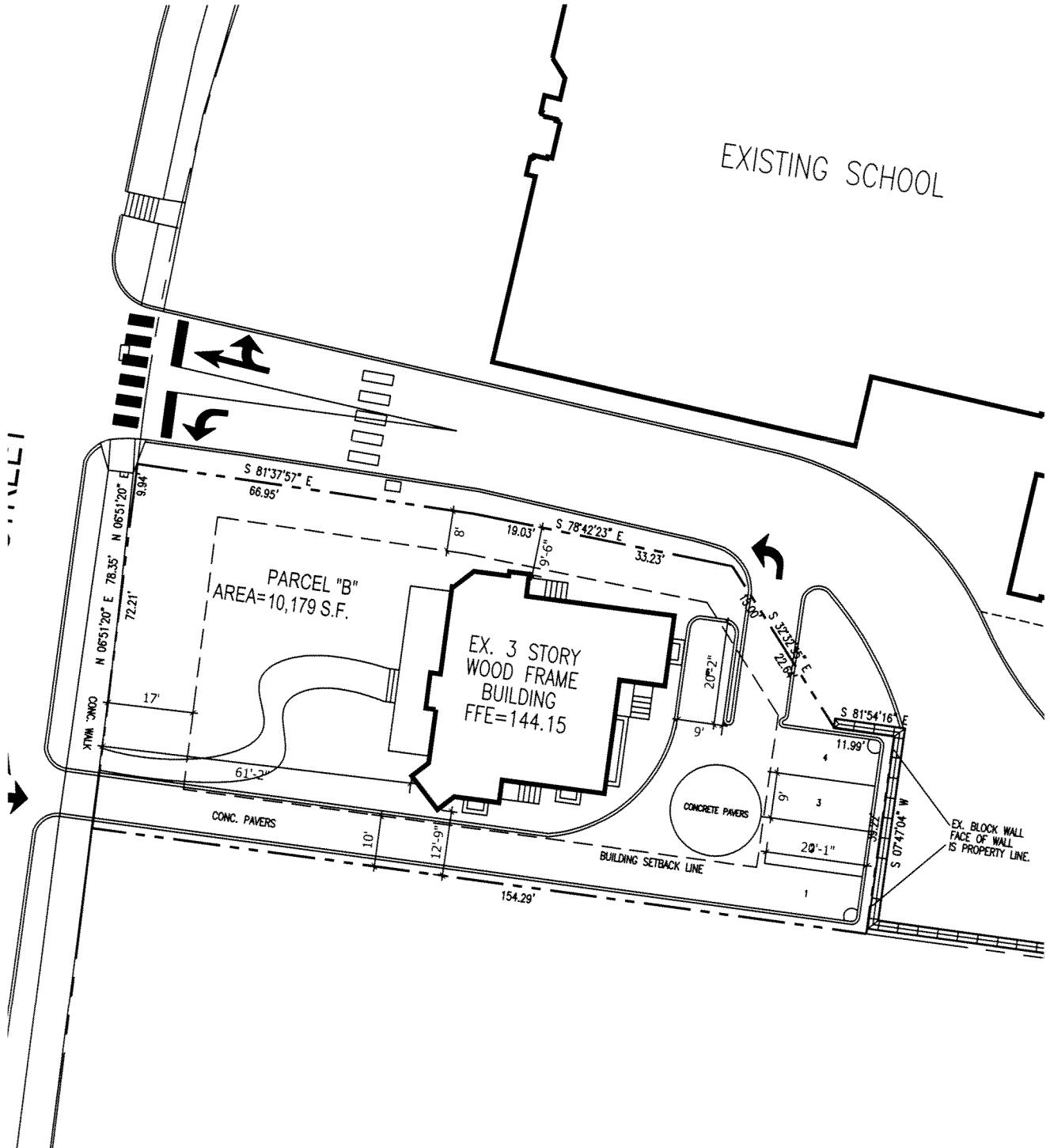
**ADVICE:**

Because the planned conversion is in compliance with the RM-2 district and the Commission finds the proposed conversion from 3 dwelling units to 5 suitable for the site in question, it therefore recommends approval with conditions:

1. Site Plan Review by the City Plan Commission prior to the issuance of a Building Permit is required.
2. Zoning relief, if required, to be obtained prior to site plan review and the issuance of a Building Permit.
3. Preparation of an A-2 survey, including building elevations, required as part of any submittal for zoning relief and site plan review.
4. Renovation to be in accordance with the Secretary of the Interior Standards for Historic Renovation.
5. Exterior rehabilitation shall take into account any remaining historic architectural features. Such features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible.

**ADOPTED:** January 18, 2012  
Edward Mattison  
Chair

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



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