

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **180 BUTLER STREET** (MBLU: 288 0522 01500) Disposition of 180 Butler Street to create additional parking for Macedonia Pentecostal Church. Macedonia Pentecostal Church located at 184 Butler Street, which is next door, seeks to purchase the subject property. Located in the RM-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** **1596-06**  
**ADVICE:** **Approve**

### PROJECT SUMMARY:

---

**Applicant(s):** Macedonia Pentecostal Church  
**Price:** \$3,920.00 (Deposition Price)  
**Site:** 3,920 square feet  
**Zone:** RM-1  
**Use:** Off-Street Parking  
**Financing:**  
**Subsidy:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the acquisition of a City owned parcel of land. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City seeks to sell the subject property(ies) to the neighboring church (Macedonia Pentecostal Church) for additional parking. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

#### Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That the property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- The enclosed maps provide the land uses and aerial of the surrounding the site.

---

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

**PLANNING CONSIDERATIONS:**

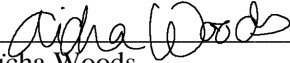
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Encourage neighborhood stability.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The neighborhood objective is to ensure properties are well maintained.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** November 17, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department