

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1526-02A2 138 CLINTON AVENUE. Administrative Site Plan Review for minor changes to previously approved site plan for the Mary Wade Home. (Owner: Mary Wade Homes; Applicant/Agent: Martinez Couch & Associates, LCC)

Review Date: August 14, 2019.

Submission received August 13, 2019:

- DATA sheet
- \$150 application fee
- Narrative dated August 12, 2019.
- Application drawings. 18 sheets received August 13, 2019.
 - C-1.0: Demolition Plan.
 - C-2.0: Site Plan Layout.
 - C-2.1: Site Plan Signage and Accessibility.
 - C-2.2: Site Lighting Plan.
 - C-2.3: Site Planting Plan.
 - C-3.0: Site Grading and Drainage Plan.
 - C-4.0: Site Utility Plan.
 - C-5.0: Erosion and Sedimentation Control Plan.
 - C-6.1 & C-6.3: Details.
 - C-2.0_P: Site Demolition Plan.
 - C-3.0_P: Site Grading and Drainage Plan.
 - C-5.0_P: Erosion and Sedimentation Control Plan.
 - A-110: First Floor Construction Plan.
 - A-300: Roof Demolition Plan.
 - A-400 – A-402: Exterior Elevations.

The approved site plan for the construction of the Mary Wade Home includes a site plan that is in conformance with City regulations. The applicant is proposing several amendments to the originally approved site plan (CPC 1526-02) and the administrative site plan (CPC 1526-02A1) that include:

- Proposed total building square footage increased from 72,115 sf. to 75,115 sf.
- The proposed building footprint remains the same - 25,345 sf.
- Increase of units in the proposed building from 79 (20 memory care, 0 residential care, 59 assisted living) to 84 (20 memory care studio units, 6 one-bedroom units, 58 studio units).
- Existing ornamental fence formerly proposed to be removed and reinstalled, changed to be removed and disposed of off-site.
- Mechanical chiller equipment and the concrete pad have been eliminated from the project. The length of the fencing around the electrical transformer has been reduced.
- Areas of the concrete pavers have been replaced with stamped concrete pavement sections.
- Added 3 plants type 'D' in area of the deleted chiller pad.

The site plan will still comply with the City's requirements after the changes.

ACTION

Plans noted above are approved.

Date: August 21, 2019
Reported to the City Plan Commission


Jenna Montesano
Deputy Director, Zoning