

## NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

**1557-07A1 9 TOWER LANE.** Administrative Site Plan Review modifying an approved site plan (CPC Report 1557-07) to include conversion of retail space to residential amenity space within the Business District (BD-3) zone. (Owner/Applicant: RMS Tower Lane LLC., Agent: Carolyn Kone of Brenner, Saltzman & Wallman LLP.)

**Review Date: September 23 and October 4, 2021**

**Submission received September 20, 2021:**

- DATA form
- \$150 application fee
- Narrative dated September 20, 2021.
- Application drawings. 1 sheet received September 20, 2021.
  - Revised Sheet and Narrative received September 29, 2021
  - Revised Sheet and Narrative received October 8, 2021 (Final)

The approved site plan for the construction of 9 Tower Lane, a mixed-use development with 223 residential units, includes a site plan that is in conformance with City regulations. The applicant is proposing several amendments to the originally approved site plan (CPC Report 1557-07) which include:


- Elimination of a ground floor retail space (as well as the associated retail entry, retail trash room and loading space in adjacent ground floor parking garage) consisting of 3,689 GSF.
- Expanding the approved 2,449 GSF Residential Lobby into the former retail space(s) to include leasing, fitness and tenant amenity spaces for a total of 6,696.24 GSF.
- Alteration of the overall approved parking plan (date May 1, 2019) to reduce standard parking spaces by 11 for a total of 133 spaces, to increase compact parking spaces from 49 to 61 spaces and to reduce the number of ADA accessible spaces by one to a total of 6 spaces.
- Alteration of the Garage G1-GR Floor Parking Plan to reduce standard parking spaces by 6 for a total of 58 spaces, to increase compact parking spaces from 24 to 31 spaces and to reduce the number of ADA accessible spaces by one to a total of 4 spaces on the ground floor of the garage.

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

### **ACTION**

Plans noted above are approved.

**Date:** October 20, 2021  
Reported to the City Plan Commission

  
Aicha Woods  
Executive Director, City Plan