

NEW HAVEN CITY PLAN COMMISSION REVISION TO APPROVED SITE PLAN

1481-04R **205 CHURCH STREET.** Revision to approved Site Plan requesting waiver of existing Conditions of Approval related to surface parking lot. (Owner: Cooper Church LLC; Applicant/Agent: James Segaloff of Susman, Duffy & Segaloff.)

Site Plan Review Date: December 4, 2015 (administrative)

On July 31, 2013, the City Plan Commission approved CPC report 1481-04, for the adaptive reuse/rehabilitation of the former Union Trust building to a mixed-use building with a bank (Wells Fargo) and 145 residential units. As part of that approval, the surface parking lot adjacent to the building was to be repaired. Conditions of Approval for the report detailed the repairs to be made at the request of the City Engineer and Traffic and Parking.

The owner proposes to build a structured parking garage on the current surface lot. It is anticipated that those plans will be submitted for Site Plan Review and City Plan Commission in February 2016 for March 2016 approval. The owner is asking for relief from the parking lot-related conditions as the new project is anticipated to move forward quickly.

Submission: SPR Application Packet including DATA and SITE forms. Application fee: \$270. Received December 3, 2015. Other information received:

- Narrative: Application for Modification of Approved Site Plan.
- Concept Plan CP-11 of proposed garage.
- Copy of original report 1481-04 as recorded on the land records.

ACTION: Approval with Condition

Staff advice is to allow for the waiver of the relevant conditions of approval with one new condition: should the application and proposed parking garage not be approved, or should construction not begin by June 1, 2016, the original conditions must be completed by July 15, 2016.

ADOPTED: December 16, 2015
 Edward Mattison
 Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director