

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **29 AUDUBON STREET.** Administrative Site Plan Review for minor modifications to Phase 3 of the Audubon Square Project. (Owner: 29 Audubon Street LLC; Agent: Alanna Morque, Spinnaker Real Estate Partners, LLC)

REPORT: **1594-04A1**

ACTION: **Approval with Conditions**

Review Date: **August 15, 2022**

Submission received August 8, 2022

- \$150 application fee
- DATA, WORKSHEET, and SITE forms, dated July 19, 2022
- Revised Civil Plans, 12 sheets, dated July 20, 2022
- Description of modifications, 1 sheet, dated and received August 15, 2022

SUMMARY

29 Audubon Street, LLC has applied to amend the Site Plan Approval granted by the New Haven City Plan Commission on October 20, 2021, concerning the approved residential development to be located at the above-referenced property (Report #1594-04).

Modifications include:

1. The inclusion of an electrical vista switch per coordination with United Illuminating/Avangrid
2. ADA spaces were repositioned to be adjacent to the front entrance
3. Trash receptacle was modified to include an additional tote and that was relocated to the north side to make room for the vista switch
4. The concrete pavement was shifted 36' southeast to delineate the electrical vehicle charging stations
5. Extension of sidewalk from Audubon Street to parking along the southern portion of the main building with a lockable gate
6. Added a vehicular mirror affixed to the building
7. ADA reserved parking sign detail changed to show a minimum of \$250 and color revised to match CTDOT standard

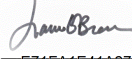
SITE PLAN REVIEW

Proposed modifications have been reviewed by Planning Staff, and staff from the departments of Transportation, Traffic, and Parking, Services for Persons with Disabilities, and Engineering, and have been found to meet the requirements of City ordinances, regulations, and standard details.

ACTION

Plans noted above are approved.

Date: September 21, 2022
Reported to the City Plan Commission

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August 16, 2022 | 9:57 PM
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Laura E Brown
Executive Director, City Plan