

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 291 & 309 ASHMUN STREET and 178-186 CANAL STREET. MBLU: 282 0348 00202. Administrative Site Plan Review for minor modifications to a previously approved site plan. (Owner: City of New Haven; Applicant: Yves Joseph, RJDA Ashmun Street LLC; Agent: Kathryn Gagnon, Langan CT Inc).

REPORT: 1602-03A1

ACTION: Approval

Review Date: September 15, 2022

Submission received August 30, 2022

- \$150 application fee
- DATA, WORKSHEET, and SITE forms, dated July 19, 2022
- Revised Civil Plans, 2 sheets, dated July 20, 2022
- Description of modifications, 1 sheet, dated and received August 15, 2022

SUMMARY

RJDA Ashmun Street LLC has applied to amend the Site Plan Approval granted by the New Haven City Plan Commission on February 16, 2022 concerning the approved residential development to be located at the above-referenced property (Report #1602-03).

Modifications include:

- Shifting the building and site entrances along canal street 3.5’ south
- Adding 1 parking space to the parking lot
- Minor changes to the southern façade
- The driveway along Ashmun Street will remain in the same location as previously approved. The rear yard setback will increase from 29 feet to 37 feet, and the side yard setback will remain the same.
- Usable open space on site has increased to 28,500 sf and open space provided from the Farmington Canal Heritage Trail in PDD-49 Boundary is 15,500 sf. There is 147,920 sf of usable open space remaining within the Farmington Canal Greenway.

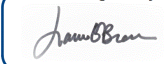
SITE PLAN REVIEW

Proposed modifications have been reviewed by Planning Staff 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

DocuSigned by:

 September 16, 2022 | 10:5
 E71FA1E41A27483...
 Laura E Brown
 Executive Director, City Plan