

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1498-04A2 630 STATE STREET. Administrative Site Plan Review for minor modification to previously approved site plan. (Owner/Applicant: Chapel Street Residences Owner LLC)

Review Date: November 15, 2019.

Submission received November 15, 2019:

- DATA sheet
- \$150 application fee
- Application drawings. 6 sheets received November 15, 2019.
 - Cover Sheet.
 - Plan Comparison.
 - Overlay of Current Plan with Original Approved Scheme (Building 630).
 - Current Site Plan Level 1 – Enlarged (Building 630).
 - Overlay of Current Site Plan and Approved Site Plan – Enlarged (Building 673).
 - Current Site Plan – Enlarged (Building 673).

The approved site plan for the construction of a mixed-use development with 166 residential units includes a site plan that is in conformance with City regulations. The applicant is proposing several minor amendments to the originally approved site plan (CPC 1498-04) that include:

- Removal of two secondary garage openings along private road for security;
- Reduction of total proposed residential dwelling units from 166 to 162 units;
- Reduction of total proposed parking spaces from 125 to 122 spaces (based on .75 spaces per unit) and;
- Reduction of total proposed retail space from 3,777 SF to 3,437 SF of retail

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

ACTION

Plans noted above are approved.

Date: November 20, 2019
Reported to the City Plan Commission



Jenna Montesano
Deputy Director, Zoning