

NEW HAVEN CITY PLAN COMMISSION ADMINISTRATIVE SITE PLAN REVIEW

1498-03A1 673 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 66 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 1498-03) that include:

- Relocation of previously approved stoops to avoid conflict with overhead powerline clearance;
- Slight shift of the building perimeter (approximately 3'-0" north) due to existing power lines & equipment;
- Reorganization of parking spaces;
- Relocation of building lobby to Chapel Street;
- Increase in total proposed residential dwelling units from 66 to 68 units;
- Reduction of total proposed parking spaces from 67 to 64 spaces (based on .75 spaces per unit plus 13 spaces for potential restaurant use) and;
- Increase in total proposed retail space from 2,000 SF to 2,298 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



Jenia Montesano
Deputy Director, Zoning