

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 81 OLIVE STREET. Site Plan Review for new child care center. (Owner/Applicant/Agent: Stephen Ahern, Jr. of SPA Associates LLC)

REPORT: 1550-02

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until October 23, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
9. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
10. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$360. Received September 20, 2018.

- Letter from the New Haven Parking Authority dated September 11, 2018. Received September 20, 2018.
- Application drawings. 4 sheets received September 20, 2018. Revisions received October 11, 12 and 15, 2018.
 - C-1.1: Site Plan. Drawing date August 23, 2018. Received September 20, 2018. Revised October 10, 2018. Received October 15, 2018.
 - C-1.2: Existing Conditions. Drawing date September 20, 2018. Received September 20, 2018. Revised October 10, 2018. Received October 11, 2018.
 - C-1.3: Playground Details. Drawing date September 20, 2018. Revised October 10, 2018. Received October 11, 2018.

- A-1.1: Floor Plan. Drawing date September 5, 2018. Received September 20, 2018. Revised October 10, 2018. Received October 11, 2018.
- A-2.1: Elevations. Drawing date August 23, 2018. Received September 20, 2018. Revised October 10, 2018. Received October 11, 2018.
- Site Survey. Drawing date October 2018. Received October 10, 2018.

PROJECT SUMMARY:**Project:** New Child Care Center**Address:** 81 Olive Street**Site Size:** 10,142 SF (0.23 acres)**Building size:** 8,475 SF**Zone:** RM-2 (High-Middle Density)**Parking:** 11 parking spaces (including 2 accessible spaces)**Owner/Applicant/Agent:** Stephen Ahern, Jr. for SPA Associates, LLC**Phone:** (203) 410-7638**Architect:** Charles Jones**Phone:** (832) 385-1012**BACKGROUND****Previous CPC Actions:**

No previous actions have been taken.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the zoning relief granted. On September 20, 2018, the applicant was granted Board of Zoning Appeals Permission/Approval for a Special Exception to permit a Child Care Center for 98 children in an RM-2 District.

Site description/existing conditions:

The project site encompasses a lot area of approximately 10,142 SF (0.23 acres) and consists of a parking lot and an unoccupied 8,475 SF one-story building the site, which formerly housed Edward Zigler Head Start, is bounded by residential property in the north and east, a parking lot in the south, and Olive Street in the west.

Proposed activity:

The applicant proposes to convert the existing unoccupied 8,475 SF building on site into a Child Care Center and construct a 2,368 SF playground in the existing parking lot adjacent to the building. Aside from minimal alterations to accommodate the new use, no construction work will be done on the interior or exterior façade of the building. Proposed playground construction consists of installing playground equipment and amenities, Eco-Safety Interlocking Playground Tiles, wood chips, and wood curbing. The applicant proposes to install a 6 FT chain link fence around the perimeter of the playground.

Motor vehicle circulation/parking/traffic:

The applicant has provided a lease from the New Haven Parking Authority indicating that twenty-three (23) parking spaces, including the area utilized for "playground space," in the adjacent NHPA-owned parking lot will be made available for the tenants of 81 Olive Street. The applicant proposes to use eleven (11) spaces of the 23 leased spaces (including two (2) accessible spaces) for parent loading/unloading and staff parking. Vehicular access will enter from Chapel Street and exit onto Olive Street.

Bicycle parking:

The applicant proposes to install a bike rack that will accommodate at least two bicycles in the parking lot.

Trash removal:

A trash enclosure and dumpster pad surrounded with a 6 FT wood fence will be installed in the area of the parking lot that is adjacent to the playground.

Signage:

None proposed.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: Construction is expected to begin in October 2018 and be complete by November 2018.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1 and the following supplemental conditions:

1. File report with the Commission for community meeting to be held with representatives from Board of Alders, community, and applicant.
2. Submit revised site plans that include traffic safety infrastructure located (i.e. concrete planters) between the proposed playground and the parking lot.
3. Provide documentation detailing the proposed location and the Local Traffic Authority's approval of the proposed school bus stop at 81 Olive Street.

ADOPTED: October 23, 2018
Edward Mattison
Chair

ATTEST: WPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator