

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1175 STATE STREET. Site Plan Review for the conversion of existing vacant space into a commercial kennel with an outdoor play area for Paw Haven in an IH zone.
(Owner: Amerco Real Estate Company; Applicant: John McFadyen of Paw Haven LLC)

REPORT: 1560-03

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 August 21, 2024. 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. Application fee: \$270. Received July 18, 2019.

- Paw Haven Site Plan Application Set (5 sheets), dated July 3, 2019. Received July 18, 2019.
- File-stamped copy of recorded zoning relief letter dated June 13, 2019. Received July 18, 2019.
- Paw Haven Zoning Application, dated May 15, 2019. Received (for reference only) August 8, 2019.
- DATA sheet signed by Owner as proof of consent. Received August 8, 2019.

PROJECT SUMMARY:

Project: Paw Haven Commercial Kennel and outdoor play area
Address: 1175 State Street
Site Size: 254,390 sq. ft.
Building size: 347,267 sq. ft. of which 9,500 sq. ft. is being leased and renovated for this project.
Zone: IH
Parking: Compliant under previously approved site plan.
Owner: Amerco Real Estate Company **Phone:**
Applicant: John McFadyen, Paw Haven LLC **Phone:** 908-447-6393

BACKGROUND

Previous CPC Actions:

- **CPC 1545-03:** Site Plan and Coastal Site Plan Review for conversion of an existing building into a self-storage facility and renovations to existing parking lot. Approved June 20, 2018.
- **CPC 1436-07:** Site Plan Review inc CSPR for new Use (Group/Training Facility) in an IH zone. Approved January 20, 2010.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone, with the zoning relief granted. The applicant received approval for a Special Exception permitting the use of an animal care facility in the zone and a variance to allow the use within 500ft of a residential zone.

Site description/existing conditions: The existing multi-use building and parking was previously approved through a different site plan review application. This is an application to add an additional use.

Proposed activity: The proposed activity is an indoor kennel space and an outdoor, turf play area.

Motor vehicle circulation/parking/traffic: No change. 110 parking spaces, 4 loading spaces, and 15 bicycle parking spaces are already provided under a previously approved site plan. With the addition of this service use, 32 parking spaces, 3 loading spaces, and 4 bicycle parking spaces are required.

Bicycle parking: No changes are proposed; the site already provides 15 spaces are provided where 4 are required.

Trash removal: As part of their approval in 2018, the building owner installed a concrete dumpster pad at the east wing of the building. The landlord will provide trash removal per the lease agreement. The overnight and play areas will be supervised and all liquid and solid waste will be removed, and the area sanitized. Play and overnight areas will have floor drains tied to the sanitary sewer for cleaning. The applicant is exploring best practices for the management of pet waste, but plans are to limit waste where possible. For example, waste will not be bagged individually.

Signage: A sign is proposed on the exterior of the building, facing I-91. The applicant is entitled to one sign on the face of the building equal to 3 sq. ft. of area for every 1 linear foot of the façade on which the sign is situated.

Sec. 58 Soil Erosion and Sedimentation Control: NOT APPLICABLE.

Sec. 60 Stormwater Management Plan: NOT APPLICABLE.

Sec. 60.1 Exterior Lighting: No new lighting proposed, and therefore, NOT APPLICABLE.

Sec. 60.2 Reflective Heat Impact: NOT APPLICABLE.

Project Timetable: November 2019-February 2020

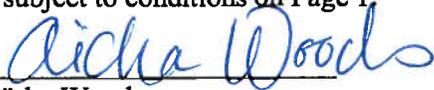
SITE PLAN REVIEW

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.

ADOPTED: August 21, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department