

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 1094 WHALLEY AVENUE, Site Plan Review for new 4,500 SF McDonald's Restaurant to replace existing Restaurant in a BA Zone (Owner: Franchise Realty Interstate Corporation D/B/A McDonald's, Applicant: John Kucich, P.E., McDonald's USA LLC).

REPORT: 1459-03

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this Site Plan and Soil Erosion Plan approval is valid for a period of five (5) years after the date of decision, to January 18, 2017. 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 on final plans for Building Permit.
3. **Site Plan Review Comment** on page 3 shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to circulation of plans for signoff.
4. A site restoration bond in an amount of 2% of the certified estimate of total project site cost, including grading, stormwater improvements, landscaping, paving, and the like, will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans and initiation of site work.
5. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
6. The name and contact information of an on-site monitor responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on Final Plans.
7. Any proposed work within City right-of-way will require separate permits.
8. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
9. As-built site plan in accord with City requirements shall be filed with City Plan Department, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [AutoCAD DWG or DXF file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: Development Permit Application and Narrative 11/16/11, fee of \$270.00, Transmittal Letter 11/16/11 from John Kucich, Bohler Engineering; permission to make applications in behalf of owner 05/22/07; Lighting fixture specifications; Site Development Plans 11/11/11, revised site plan 11/30/11: Cover Sheet with area plan, locus plan and general information; Notes Sheet, Demolition plan, Site Plan inc. Sign Summary & Zoning Analysis Tables, Grading Plan (rev. 07/27/07), Drainage & Utility Plan inc Drainage Calculations, Erosion and Sediment Control Plan, SESC details & notes, Landscape Plan, Landscape Details & Notes, Lighting Plan, Construction details, Building elevations, Survey by Control Point 10/10/11, Building Elevations; 11x17 reduced site plan set, Color Rendered site plan. Revised site plan showing sign calculations 1/10/12.

BACKGROUND

Previous relevant City Actions: BZA granted Special Exception to allow expansion of Drive-in facility (11-74-S, 11/15/11) with Site Plan Review by the Commission as a condition of approval.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone with the zoning relief granted. This application also meets the requirements of the new Ordinances regarding sustainability with reduced impervious coverage and modified lighting.

PROJECT SUMMARY:

Project: Demolition of existing and construction of new 4,500 SF McDonald's restaurant
Address: 1094 Whalley Avenue
Site Size: 42,786 SF
Zone: BA
Financing: Private
Project Cost: \$1.0 million
Parking: 43 spaces inc. 2 HC
Seats: up to 110
Owner: Franchise Realty Interstate Corp. D/B/A/ McDonald's
Contact: Frances Essien **Phone:** (781) 461-4717
Applicant: John Kucich, Bohler Engineering **Phone:** (508) 480-9900
Agent: same
Site Engineer: same
City Lead: City Plan Dept. **Phone:** 203-946-6379

Site: The site comprised of two parcels is on the south side of Whalley Avenue between Emerson and Dayton Streets in the Westville section of the City in a BA zone. Whalley Avenue has recently been widened and improved in this area, and there are new sidewalks, curbs, street trees and decorative pavement between the sidewalk and curb.

Proposed Activity: The applicant seeks to raze an existing McDonald's restaurant building (with 2,685 SF footprint) and site features and to build a new 4,500 SF McDonald's restaurant with improved aesthetics, site amenities, and internal and external operations. Site amenities will include enhanced traffic circulation around the site, increased- drive-thru efficiencies including the addition of a second ordering station, reduced parking, removal of impervious surface and addition of landscaping, and upgrading of the site infrastructure. Also on the site is a 192 SF accessory structure/storage shed in the southwest corner adjacent to the trash enclosure.

Project Timetable: Spring 2012-completion within 100 days of construction start.

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Stormwater Drainage: On-site drainage will continue as it does today, by way of sheet flow to 4 existing catch basins on site. There is a reduction in runoff from existing conditions and a reduction in paving by 5,000 SF.

Utilities: All utilities that currently service the existing restaurant are proposed to be reutilized, and a new 2,000 gallon grease trap will be constructed in accordance with current DEP regulations.

Soil Erosion and Sediment Control Review: Filter fabric will protect the 4 inlets and silt fencing will surround the site. A total of 585 cubic yards of material will be moved, removed or added to the site. The owner Frances Essien is named as the individual responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. The name and contact information of an on-site monitor shall be provided to the City Plan Department, prior to issuance of building permit. Such person is also responsible for assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment, both during the demolition and construction phases. Soil stockpiles if necessary shall be protected from dust gravitation and soil erosion. No off site tracking of materials shall be permitted. All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Such person shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise, and for insuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan. Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, he is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Circulation/Loading/Parking: Whalley Avenue is a State road. One way traffic enters the site through the western most drive, and the eastern drive is two-way entry/exit. The drive-thru will be modified to have two

lanes at the order boards merging to one lane for the pickup window, allowing for reduced queuing on site. Two spaces are designated for loading. There are 43 parking spaces on site, reduced from the existing 61 spaces.

Trash removal: A dumpster enclosure on a concrete pad has been provided in the southwest corner of the site.

Landscaping /Lighting: The lighting plan shows little light migration off site. Cut-off light fixtures will replace existing lighting on site. Additional landscaping in keeping with McDonald's landscape program will be provided.

Signage: Total signage calculated for the site is 149.8 SF which is in zoning compliance.

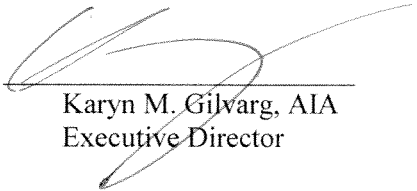
Site Plan Review comments: Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer, Livable City Initiative Building Division and Department of Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

- *Provide floor plan*

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: January 18, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director