

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: 1467 WHALLEY AVENUE, Whalley Commons PDD #85, Minor Amendment to Detailed Plans for new 4,200 SF Restaurant (Denny's) (Owner: Roland Guyot, ACL/Smartvale, LLC; Applicant: C&L Whalley, LLC).
REPORT: 1462-01
ACTION: Approval

Submission: Development Permit application; Fee of \$270.00; Site Plan SP-1 02/13/12 as revised; Exterior Elevations (A-2A), floor plan (FS-1) by Cortland Morgan, Architect; Signage Plan 2/9/12; Light fixture details.

Previous Relevant Actions by CPC: Application and General Plans for PDD (CPC 1186-02, 04/19/95), Detailed Plan Review for Main Retail Structure (1195-02, 09/20/95).

BACKGROUND:

Proposed Activity/Site Plan: Denny's Restaurant proposes to renovate the former Blockbuster Video space at Whalley Commons for restaurant use. As the site is part of PDD #85, the change in use of the space is before the City Plan Commission.

Renovations to the 4,200 SF space are primarily interior to the existing building, which shows seating for 137 in the 80' x 52'-6" space. Exterior modifications include the addition of two new windows and doors, exterior light fixtures and awnings projecting from underneath the parapet. In the rear a concrete dumpster pad will be added along with a grease interceptor for the new restaurant use.

Parking: Ample parking is available in the large lot designated for tenant use.

Signage: Total proposed signage is 63.15 SF including a 12 SF space on the freestanding multi-tenant sign for the shopping center. There are channel letters on the front parapet and a French diamond wall sign above the entry doors.

Coastal Zone: While the site is within the coastal zone due to its proximity to the West River which flows behind the building, there are no changes in the lowest floor elevation and no further coastal site plan review is required.

Other Whalley Commons tenants: Other tenants within the building are a small restaurant (2,000SF), West Haven Medical (2,800 SF), Radio Shack (2,000 SF), Opticare (2,683 SF) Diversified Employment (1,864 SF), a vacant space (1,800 SF) and a Bank of America ATM. There are 3 free standing buildings on the site occupied by USPS, Walgreens and Southern CT Bank.

ACTION:

The Commission finds the Minor Modification to the 20,000 SF Retail Building generally in accordance with the Planned Development District standards, and hereby grants an unconditioned approval.

ADOPTED: March 21, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director