

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 250 WHALLEY AVENUE. Site Plan Review for a new McDonald's.
(Owner/Applicant: McDonald's Corporation, Agent: Michelle Carlson of BL
Companies).

REPORT: 1487-05

ACTION: Approval with Conditions

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 December 18, 2018. 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.
3. Comments under Site Plan Review shall be addressed with the City Plan Department and reflected upon final plans circulated for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, 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. (City Plan Department is the last signatory prior to 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 Bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
7. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans.
8. Any proposed work within the City right-of-way will require separate permits.
9. 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.
10. 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.
11. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
12. 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 both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. Application fee: \$270 received on 21 November 2013.

- Development Permit Application Drawings dated and received November 21, 2013: full-size set, signed and sealed.
- Stormwater Management Report dated and received November 21, 2013.
- Development Permit application supplemental information letter and data received December 6, 2013.

PROJECT SUMMARY:

Project: New (including demo of existing) McDonald's Restaurant
Address: 250 Whalley Avenue
Site Size: 48,352 SF (1.11 acres)
Building size: 4590 SF
Zone: BB
Financing: private
Project Cost: TBD
Parking: 52 spaces proposed (30 required)
Owner: McDonald's Corporation **Phone:** 781.461.4761
Applicant: Rhona McFarlane of McDonald's **Phone:** 781.461.4761
Agent: Michelle Carlson for BL Companies **Phone:** 860.249.2200
Site Engineer: Michelle Carlson for BL Companies **Phone:** 860.249.2200
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous CPC Actions: none

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BB (Automotive Sales) zone, with the zoning relief granted by the BZA on November 12, 2103: decision 13-91-S Special Exception for restaurant drive-through window within 250 feet of residential use.

Site Description/existing conditions: Existing site is occupied by a McDonald's restaurant with a 4980 SF footprint. Site circulation is via two curb cuts off Whalley Avenue with the majority of the site paved.

Proposed Activity: Applicant proposes demolition of the existing restaurant and replacement with a new McDonald's with on-site parking, a split two-lane drive-through and related landscaping and trash corral.

Circulation/Parking/Traffic: Motorists will circulate the site similar to the existing conditions via curb cuts off Whalley Avenue. Dedicated entry and exits drives remain, though the new drive-through will be a dual-lane system. A total of 52 parking spaces are proposed where 30 are required. Three ADA-compliant spaces are proposed.

Trash removal: Trash will be removed via private service to the gated trash corral in the far southeastern corner of the site. It is assumed this will happen in off-hours as trash vehicle maneuvering will conflict with proposed parking adjacent parking.

Stormwater Management Plan: Stormwater will be captured on site in one of four catchbasins and will then be directed through a hydrodynamic separator prior to joining with the system in Whalley Avenue. City Engineer has requested further refinement of the system – see comments at the end of this report.

Exterior Lighting: Lighting Plan does not meet the requirements of this section as there is significant light bleed onto adjacent residential properties; plans will need to be resubmitted.

Reflective Heat Impact from hardscape or paved surfaces: Development does not meet the criteria for this section, and applicant has requested a waiver from the requirements. Development as shown in current plans provides 23% shading; by code, 50% is required. Please note, however, that applicant has provided 52 parking spaces where 30 are required by code.

Soil Erosion and Sediment Control Review: A total of 1072 cubic yards of material will be moved, removed or added to the site. Michelle Carlson of BL Companies 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. Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits. Named Individual 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. 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*.

Named Individual shall be responsible for determining the appropriate response, should unforeseen erosion or sedimentation problems arise. He is fully responsible 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, Named Individual is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

Signage: All proposed signage will need to be reviewed by the Zoning Official prior to signoff for permits; signage plans were not included with the application.

Project Timetable: Construction is proposed to begin next spring and to be finished by Fall 2014.

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 with the following comments:

- City Engineer requests additional leaching catchbasins be installed prior to the hydrodynamic separator to decrease the stormwater volumes entering the City's system;

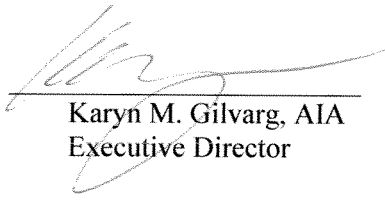
- Pipes should be changed to either RCP or ductile iron – whatever is preferred by GNHWPCA;
- Lighting Plans will need to be resubmitted; significant light bleed is indicated onto adjacent residential properties. Plans also need to be submitted at full size for review;
- Signage Plans will be submitted for review for compliance with all codes by Zoning Official prior to sign-off.
- Plans will be adjusted to meet the requirements of RHI as proposed by the Commission. Applicant will work with City Plan staff to maximize green space by deleting an additional 2 parking spaces and creating greenspace with trees in those spaces.

ACTION:

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

ADOPTED: December 18, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director