

NEW HAVEN CITY PLAN COMMISSION ACTION

RE: 144 MAIN STREET ANNEX. Certificate of Approval of Location (CAL) for Used Car Dealer and General Repairer Licenses. (Owner: Thomas Hennessey; Applicant/Agent: Bashar Mobarak)

REPORT: 1513-07

ACTION: Approval

Submission:

CAL application (received December 4, 2015); \$180 application fee; Site plan based on property survey dated September 9, 1988; K-7 form.

Previous City Actions:

01-09-CAL. Certificate of Approval of Location for used car dealer in a BB zone. Approved December 4, 2001.

04-05-CAL. Certificate of Approval of Location to permit a used car dealer/repairer in BB zone. Approved June 29, 2004.

BACKGROUND

The applicant is requesting a Certificate of Approval of Location for a Used Car Dealer and Repairer Licenses for an existing business on a portion of the property. Although there is a history of automotive use on this site, and the BB zone is designated for this type of use, Certificates of Approval of Location, run with the operator and with the exception of close family members, require reapplication at each change of ownership.

PLANNING CONSIDERATIONS

The submitted site plan shows a 45,521 SF property (1.05 acres) located in an Automotive Sales (BB) District with a 5,407 SF building and nearly fully paved asphalt surface, with a small lawn area. The building has two garage bays with overhead doors, and a small corner office. A connected building (not part of this application) includes a car wash and office area. The plan proposes to devote 8 parking spaces for customers, 55 spaces for display of vehicles for sale, and 7 spaces for employees, with additional parking behind the building for employee parking and vehicle storage. Hours of operation are proposed to be 9:00 AM-6:00 PM Monday through Saturday, closed Sunday.

Nature of the Proposed Site: The site is fairly large, with the existing building housing office space, work bays, and a carwash located on the southern portion of the site. The applicant will use the northern (along Peat Meadow Road) and the western (along Main Street Annex) portions of the site for the display of up to 55 vehicles for sale. Customer parking spaces will be along the lot line on the southern portion of the site. All existing spaces are unstriped, and the owner does not plan to create any additional striping.

Resulting Traffic Patterns: Since an auto repairer has been operating here for several decades without any apparent disruption of traffic, it seems unlikely that this applicant's business would suddenly present a traffic problem.

Nature of the Surrounding Area: The subject parcel sits in a BB (Automotive Sales) zone. The BB zone permits the use by right. The proposed use seems to fit the area well.

Proximity to Public Buildings: No public buildings are in proximity to the site.

The Comprehensive Plan: The proposed use conforms to the 2015 Plan of Development, which calls for general commercial mixed use in the area.

FINDING AND RECOMMENDATION

Based on the above considerations, the Commission finds the location appropriate for the continuation of the existing use with the new tenant and approves the application.

ADOPTED: December 16, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director