

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 275 POPLAR STREET. Site Plan Review for conversion of a warehouse to a church in a BA-1 zone. (Owner: Silver Moon Distributors, Inc.; Applicant/Agent: Isaac Ajayi)
REPORT: 1529-05
ACTION: Approval with Conditions

See companion report CPC 1529-06 for Special Permit hearing.

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 April 20, 2022. 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. 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.
4. 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.
5. 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.
6. Any proposed work within City right-of-way will require separate permits.
7. 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.
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. Following completion of construction, any City 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$270. Received March 17, 2017.

- Drawing: Parking Layout dated March 3, 2017; received March 30, 2017.

PROJECT SUMMARY:

Project: Conversion to church (The Redeemed Christian Church of God)

Address: 275 Poplar Street

Site Size: 8280 SF (0.19 acres)

Zone: BA-1

Financing: Private

Parking: 5 total, including 1 HC

Owner: Silver Moon Distributors

Applicant/Agent: Isaac Ajaji

City Lead: City Plan Department

Phone: 203.776.6172 x 141

Phone: 203.444.8534

Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

- CPC 1452-12: Special exception to permit 7 on-site spaces where 21 are required to permit vocational school in a BA-1 zone.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA-1 zone.

Site description/existing conditions:

The existing site contain one building and associated parking for manufacturing use.

Proposed activity:

Applicant proposes to convert the building from warehouse to church use; see companion report on Special Permit application.

Motor vehicle circulation/parking/traffic:

Car will enter the site via a curb cut off Grand Avenue and circulate through to exit on Poplar Street. Five parking spaces are provided, including 1 handicap space.

Bicycle parking:

Bike racks are located at the front of the building (Poplar Street entry).

Trash removal:

Trash removal will be provided via private service and rollaway bins.

Signage: none at this time.

Sec. 58 Soil Erosion and Sediment Control: not applicable

Sec. 60 Stormwater Management Plan: not applicable

Sec. 60.1 Exterior Lighting: not applicable

Sec. 60.2 Reflective Heat Impact: not applicable

Project Timetable: not available

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.

ACTION

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

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
~~Karyn M. Gilvarg, AIA~~
Executive Director