

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 700 PROSPECT STREET, Site Plan Review for Addition of 17 new parking spaces in an RS-2 Zone (Owner/Applicant: Albertus Magnus College).

REPORT: 1477-01

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Comments under **Site Plan Review** on page 2 shall be addressed with the City Plan Department on a revised site plan prior to initiation of site work.
2. Signoff on final plans by City Engineer and City Plan Department in that order shall be obtained prior to initiation of site work.
3. Campus wide parking plan shall be updated to show all parking spaces on campus including these additional 17 spaces, and including any which have been added since the last update.

Submission: Development Permit Application, Fee of \$130, Plan by Brown Associates Surveying Services LLC 3/10/13, revised 4/11/13; Drainage calculations by Brown Associates.

PROJECT SUMMARY:

Project: Additional on campus parking (17 spaces)

Address: 700 Prospect Street

Site Size: 32.8 acres (entire campus)

Zone: RS-2

Financing: private

Owner: Albertus Magnus College

Phone: 203-773-8516

Applicant: same

Site Engineer: Robert Brown, Surveyor

Phone: 203-288-1087

City Lead: City Plan Dept.

Phone: 203-946-6353

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RS-2 zone:

Proposed Activity: Albertus Magnus College proposes to revise the parking layout off the main drive at 700 Prospect Street at Thomas Aquinas Hall to add 17 spaces on the south side of the drive, across from 17 existing spaces on the north side which serve the administration building as well as the tennis courts and track. 17 standard 9' x 18' spaces are shown. The City has requested that two handicapped spaces (1 van space and 1 standard HC space) be added within the existing spaces across the drive from the proposed spaces, which would reduce the existing spaces to 16.

Access/Parking: Vehicular access occurs through an existing drive off Prospect Street north of Huntington Street which connects to other interior campus drives.

Stormwater Drainage: An existing catch basin will capture the runoff from the drive and the added impervious coverage of the parking spaces. If it turns out that the existing

stormwater system cannot accommodate the runoff, Albertus Magnus may need to plan further work in this area. There will be no impact on the City's sewer system.

Soil Erosion and Sediment Control Review. The contractor is responsible for monitoring the site to assure there is no soil or runoff entering the catch basin by adding filter fabric during the construction period.

Project Schedule: Not given.

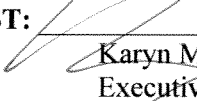
SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from City Plan, City Engineer Department of Transportation, Traffic and Parking, Building and Disability Services have been found to meet the requirements of City ordinances, Regulations and standard details. Campus wide parking plan shall be updated to include these additional spaces.

ACTION

The City Plan Commission adopts the submitted Site Plans subject to the conditions on page 1.

ADOPTED: April 17, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director