

**NEW HAVEN CITY PLAN COMMISSION COASTAL SITE PLAN REVIEW
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RE: 1175 STATE STREET, Site Plan Review including Coastal Site Plan Review for new Use (Group/Personal Training Facility) in an IH Zone (Owner: State Assets, LLC; Applicant: Eric O'Brien, Elite Strength & Conditioning, LLC).

REPORT: 1436-07

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The Site Plan is approved for a period of six years, and the approval will expire if the project is not completed by January 20, 2016, or if extensions are not granted.
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 for building permit.
3. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to issuance of building permit.
4. Final determination of any 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.

Submission: Development Permit Application for Minor Site Plan Review 1/5/10, Application fee of \$105.00, Project Narrative, BZA decision letter 12/14/09, 11x17 site plan annotated by applicant on survey of overall site by others (Site Plan - Present Condition) & overall floor plan of building with lease area delineated (Sheet A-2), Revised 8.5 x 11 sheet received 1/19/10. Full size plans without colored annotations.

PROJECT SUMMARY:

Project: Fit out lease area of 5,500 SF as fitness/training facility
Address: 1175 State Street (overall building: former Robbie Len Fashions)
Site Size: 254,390 SF (5.84 acres)
Zone: IH, CAM
Financing: Private
Project Cost: \$25,000 (interior fit out)
Parking: 30 spaces (per retail sales and services); zoning approval is for 20
Owner: State Assets LLC, NY **Phone:** N/A
Applicant: Elite Strength and Conditioning LLC **Phone:** 203-624-6770
Agent: Eric O'Brien **Phone:** same
Architect: N/A **Site Engineer:** N/A
City Lead: City Plan Dept. **Phone:** 203-946-6379

BACKGROUND

Previous relevant City Actions: BZA 09-98-S Special Exception to permit personal & group training (gym) granted 12/08/09.

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the IH zone with the zoning relief granted.

Proposed Activity: Eric O'Brien proposes to establish a group/personal training facility in a 5,500 SF single floor (known as the 2nd floor) section of a 248,204 GSF building at 1175 State Street between Blatchley Avenue and James Street where fitness classes will be taught. The site is located also within the coastal management zone due to its proximity to the Mill River. The use has been permitted by the Board of Zoning Appeals with

conditions that the facility is no more than 5,500 SF, that all signs shall comply with Section 44 of the Zoning Ordinance, that site plan review by the City Plan Commission shall be required, and that 20 parking spaces shall be reserved for clients and instructors.

No disturbance is proposed of the site at this time for the proposed use. The parking spaces will be striped and driveway prepared for entering and exiting traffic. Only interior fit out is required. It is noted the owners of 1175 State Street are in process of developing a master plan for the former industrial building and will be coming in to the City soon for review and approval. In the interim, permits have been issued for interior work including replacement of windows.

Circulation/Parking: The lease area is accessed by a drive off State Street. While the overall building has several parking areas totaling 205 spaces, this lease area will show 30 designated spaces including 2 HC (the BZA required 20). The applicant has not been restricted in the location of the spaces. The Commission will require that the 9'x20' spaces including 2 handicapped spaces be striped and that appropriate striping and signage is added to the drive off State Street.

Trash removal: The landlord promises a dumpster will be placed on the premises for trash pickup.

Signage: No signage plan submitted. The BZA condition noted signage would be required to meet Section 44 of the zoning ordinance. The applicant will likely open his business without signage which will follow at a later time.

Project Timetable: 4-6 weeks from time of approval.

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:

Engineering: *When full project is developed, will require a storm drainage report, new driveway apron and replacement/repair of damaged sidewalk panels along property perimeter.*

City Plan: *Submit signage plans to CityPlan Department for signoff.*

COASTAL SITE PLAN REVIEW

There are no coastal resources at or adjacent to the site which is located within 1000' of the Mill River.

COASTAL FINDING

Taking into consideration all of the above information, the City Plan Commission finds the proposed activity consistent with all applicable goals and policies in Section 22a-92 of the Connecticut Coastal Management Act and incorporates as conditions or modifications all reasonable measures which would mitigate any adverse impacts on coastal resources. The Commission therefore makes a finding of no impact on coastal resources and approval for a coastal permit to be issued.

ACTION

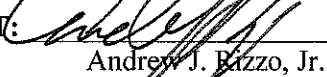
The City Plan Commission approves the submitted Site Plans subject to the standard conditions on Page 1.

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit.

DATE ADOPTED: 1/22/10

ATTEST: 
Andrew J. Rizzo, Jr.
Building Official